



WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

June 24, 2020

Ray Eubanks, Plans Processing Administrator
Department of Economic Opportunity
Division of Community Development
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120

RE: Transmittal of Adopted City of Wilton Manors Land Use Plan Amendment No. 19-02ESR

Dear Mr. Eubanks:

Enclosed is the City of Wilton Manors' transmittal of adopted Land Use Plan Amendment No. 19-02ESR. Pursuant to Section 163.3184, Florida Statutes, the transmittal includes one (1) hard copy and two (2) CD ROMS in PDF format which includes an executed copy of the adopted Ordinance, text in strike-through underlined format, a copy of the Future Land Use Map depicting the existing land use designation and depicting the adopted land use designation, and a copy of data and analysis used in its approval.

The adopted Land Use Plan Amendment was approved by the City of Wilton Manors' City Commission on June 23, 2020, Ordinance No. 2019-005. The newspaper advertisement for the adoption hearing was published in the Sun Sentinel on June 13, 2020 in accordance with Florida Statutes. A copy of the adopted Land Use Plan Amendment has been submitted to Broward County Board of County Commissioners, the Broward County Planning Council, and the Florida Department of Transportation.

If you have any additional questions, please do not hesitate to let me know.

Sincerely,

Roberta Moore
Community Development Services Director

CC: See attached list.

1. Department of Transportation, District Four
Attention: Stacy L. Miller-Novello, P.E. Director of Transportation Development
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Email: stacy.miller@dot.state.fl.us

2. Broward County Planning Council
Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Email: bblakeboy@broward.org

3. Broward County Board of County Commissioners
Attention: Jo Sesodia, AICP, Director
Broward County Governmental Center
Planning and Development Management Division
115 South Andrews Avenue, Suite 329K
Fort Lauderdale, FL 33301
Email: jsesodia@broward.org

1 particularly described in Exhibit "A", which is attached hereto and incorporated herein;
2 and

3 **WHEREAS**, the City proposes to change the land use of the Property from
4 Commercial, Community Facilities, Low-5 Residential, Low-Medium-10 Residential,
5 and Medium-16 Residential to R-M/HD Medium / High Density; and

6 **WHEREAS**, City Staff recommends approval of this Land Use Plan
7 Amendment; and

8 **WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning
9 Agency, after a duly noticed public hearing held on July 9, 2018, reviewed the Land Use
10 Plan Amendment and found the application to be consistent with the goals, policies and
11 objectives of the Comprehensive Plan, and recommended approval of the Land Use Plan
12 Amendment to the City Commission; and

13 **WHEREAS**, the City Commission of the City of Wilton Manors finds that the
14 adoption of the proposed Land Use Plan Amendment is consistent with the goals,
15 objectives and policies of the Comprehensive Plan, and in the best interest of the citizens
16 and residents of the City of Wilton Manors; and

17 **WHEREAS**, at a public hearing on June 11, 2019, the City Commission, upon
18 first reading of this Ordinance, authorized transmittal of the Land Use Plan Amendment
19 to the Florida Department of Economic Opportunity and review agencies for the purpose
20 of a review in accordance with section 163.3184, Florida Statutes; and

21 **WHEREAS**, at a public hearing on June 23, 2020, the City Commission, upon
22 second and final reading of this Ordinance, recommended adoption of the Land Use Plan
23 Amendment in accordance with section 163.3184, Florida Statutes.

24

1 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**
2 **OF THE CITY OF WILTON MANORS, FLORIDA THAT:**

3 **SECTION 1:** The foregoing “WHEREAS” clauses are hereby ratified
4 and confirmed as being true and correct and are hereby made a specific part of the
5 Ordinance upon adoption hereof; all exhibits attached hereto are incorporated herein and
6 made a specific part of this Ordinance.

7 **SECTION 2:** Pursuant to section 163.3184, Florida Statutes, the City
8 Commission of the City of Wilton Manors, Florida hereby approves and adopts the Land
9 Use Plan Amendment, a copy of which is attached hereto as Exhibit “B”.

10 **SECTION 3:** The Land Use Plan Amendment to amend the Future Land
11 Use Designation for the Property from Commercial, Community Facilities, Low-5
12 Residential, Low-Medium-10 Residential, and Medium-16 Residential to Transit
13 Oriented Corridor, is hereby approved and adopted, subject to conducting two public
14 hearings in accordance with section 163.3184, Florida Statutes.

15 **SECTION 4:** The City Commission of the City of Wilton Manors, Florida,
16 hereby authorizes the appropriate City Officials to submit the appropriate number of copies
17 of this Ordinance and the Land Use Plan Amendment, to the State of Florida Department of
18 Economic Opportunity, the South Florida Regional Planning Council, the Broward County
19 Planning Council, and to any other government or governmental agency that has filed a
20 written request with the City in accordance with and pursuant to Chapter 163, Florida
21 Statutes, and to keep available copies of the Land Use Plan Amendment for public review
22 and examination at the City Hall of the City of Wilton Manors, Florida.

23 **SECTION 5:** All Ordinances or parts of Ordinances, and all Resolutions
24 or parts of Resolutions in conflict herewith are hereby repealed to the extent of such

1 conflict.

2 **SECTION 6:** If any provision of this Ordinance or the application thereof
3 to any person or circumstance is held invalid, such invalidity shall not affect other
4 provisions or applications of this Ordinance that can be given affect without the invalid
5 provision or application, and to this end the provisions of this Ordinance are declared to
6 be severable.

7 **SECTION 7:** This Ordinance shall not become effective until thirty one
8 (31) days after the State of Florida Department of Economic Opportunity notifies the City
9 that the Land Use Plan Amendment is complete. If timely challenged, the Land Use Plan
10 Amendment does not become until the State of Florida Department of Economic
11 Opportunity or the Administration Commission enters a final order determining the Land
12 Use Plan Amendment to be in compliance.

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

(Intentionally left blank)

1 PASSED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF
2 WILTON MANORS, FLORIDA, THIS 11th DAY OF JUNE, 2019.

3
4 PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY
5 COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA THIS 23rd
6 OF June, 2020.

7
8 CITY OF WILTON MANORS, FLORIDA

9
10
11 By: 
12 TOM GREEN, VICE MAYOR

13
14
15 ATTEST:

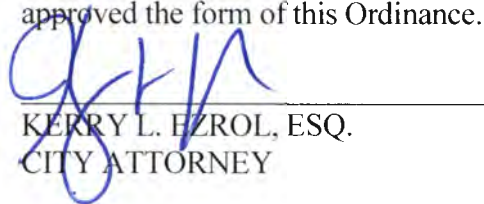
RECORD OF COMMISSION VOTE: 1ST
Reading

16
17 
18
19 FAITH LOMBARDO
20 CITY CLERK

MAYOR FLIPPEN
VICE MAYOR GREEN
COMMISSIONER CARSON
COMMISSIONER RESNICK
COMMISSIONER ROLLI



21
22
23
24
25 I HEREBY CERTIFY that I have
26 approved the form of this Ordinance.

27 
28
29 KERRY L. EZROL, ESQ.
30 CITY ATTORNEY

31
32 RECORD OF COMMISSION VOTE: 2ND
33 Reading

34
35 VICE MAYOR GREEN
36 COMMISSIONER CARSON
37 COMMISSIONER RESNICK
38 COMMISSIONER ROLLI



EXHIBIT "A"

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

Commence at the northeast corner of Section 28 in Township 49 South, Range 42 East;

Proceed south along the east line of Section 28 a distance of approximately 550 feet to the point of intersection with the centerline of the North Fork of the Middle River canal;

Proceed thence in a westerly direction, a distance of approximately 1,800 feet to intersection of the centerline of the North Fork of the Middle River with the west municipal corporate limits of the City of Wilton Manors, Florida ("City"), the Point of Beginning;

Following the municipal corporate limits of the City, proceed in a northeasterly direction, and then an easterly direction abutting or within the West Oakland Park Boulevard Right-of-Way, to its point of intersection with the east right-of-way line of NE 6th Avenue and City boundary;

Proceed thence in a southerly direction along the east right-of-way line of NE 6th Avenue and municipal City boundary to its point of intersection with the centerline of the North Fork of the Middle River;

Proceed thence along the centerline of the North Fork of the Middle River in a southwesterly direction and then a northwesterly direction to its point of intersection with the southerly extension of the centerline of NE 5th Terrace;

Proceed thence in a northerly direction along the extended centerline of NE 5th Terrace and actual centerline until its point of intersection with the easterly extension of the south line of Lot 18, Block 1, River Ranches, according to the Plat thereof as recorded in Plat Book 30, Page 17 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along the extension of and actual south line of Lot 18 and along the south line of Lot 4 in Block 1, lots 4 and 16 in Block 2, and lots 4 and 14 in Block 3 of said River Ranches Plat, to the point of intersection with the centerline of NE 2nd Terrace;

Proceed thence in a southerly direction along said centerline to its intersection with the centerline of NE 30th Court;

Proceed thence in a westerly direction along said centerline and its westerly extension thereof to its point of intersection with the east line of Lot 11, Block 9 of the Almar Estates Resubdivision, according to the Plat thereof as recorded in Plat Book 32, Page 36 of the Broward County, Florida Public Records;

Proceed thence along the east line of Lot 11 to the southeast corner of the lot;

1 Proceed thence along said south line of Lot 11 to its point of intersection with the
2 centerline of the waterway parcel shown on said Plat of Almar Estates Resubdivision as
3 the North Fork Middle River;

4 Proceed thence in a southwesterly direction along the centerline of the said waterway to
5 its point of intersection with the centerline of the waterway shown on the Almar Estates
6 Resubdivision Plat as the Almar Canal but known today as the North Fork of the Middle
7 River;

8 Proceed thence in a westerly direction along said waterway centerline to the point of
9 intersection with the northerly extension of the east line of Lot 9, Block 6 of said Almar
10 Estates Resubdivision

11 Proceed thence in a southeasterly direction along said extension and east line of said Lot
12 9 and continuation thereof extended to the point of intersection with the centerline of NE
13 1st Terrace;

14 Proceed thence in a southerly direction along said centerline to its point of intersection
15 with the centerline of NE 29th Street;

16 Proceed thence along said centerline in an westerly direction a distance of approximately
17 20 feet to the point of intersection with the northerly extension of the east line of Lot 3,
18 Block 5 of said Almar Estates Resubdivision;

19 Proceed thence in a southerly direction along said extension and the east line of Lot 3 to
20 its point of intersection with the north line of Parcel "A" of Wilton Manors Service
21 Center, according to the Plat thereof as recorded in Plat Book 125, Page 21 of the
22 Broward County, Florida Public Records;

23 Proceed thence in an easterly direction along said north lot line to its point of intersection
24 with the east line of said Parcel "A";

25 Proceed thence in a southerly direction along said east line of Parcel "A" to its point of
26 intersection with the south line of said Parcel "A";

27 Proceed thence in an easterly direction along the continuation of said south line of Parcel
28 "A" extended to its point of intersection with the centerline of NE 1st Terrace;

29 Proceed thence in a southerly direction along the centerline of NE 1st Terrace to its point
30 of intersection with the south right-of-way line of NE 27th Drive;

31 Proceed thence in a westerly direction along said south right-of-way line to its point of
32 intersection with the northeast corner of Lot 11 of Babco Manors, according to the Plat
33 thereof as recorded in Plat Book 39, Page 15 of the Broward County, Florida Public
34 Records;

1 Proceed thence in a southerly direction along the east line of said Lot 11 to its point of
2 intersection with the south line of said Lot 11;

3 Proceed thence in a westerly direction along the south line of said Lot 11 to its point of
4 intersection with the northeast corner of Lot 12, Block 7 of the Sunset Manors Amended
5 Plat as recorded in Plat Book 27. Page 26 of the Broward County, Florida Public
6 Records;

7 Proceed thence in a southerly direction along the east line of said Lot 12 to its point of
8 intersection with the centerline of NE 26th Drive;

9 Proceed thence in a westerly direction a distance of approximately 25 feet to its point of
10 intersection with the northerly extension of the east line of Lot 2, Block 8 of said Sunset
11 Manors Amended Plat;

12 Proceed thence in a southerly direction along said extension and east line of Lot 2 to its
13 point of intersection with the north line of Lot 3 of Sun Set Manors First Addition,
14 according to the Plat thereof as recorded in Plat Book 29, Page 40 of the Broward
15 County, Florida Public Records;

16 Proceed thence in a westerly direction along said north line of Lot 3 to the northwest
17 corner of the lot;

18 Proceed thence in a southerly direction along the west line of said Lot 3 and its southerly
19 extension continuing as the west line of lots 16 and 21 of Sun Set Manors First Addition
20 and southerly extension thereof to the point of intersection with the centerline of NE 26th
21 Street;

22 Proceed thence in a westerly direction a distance of approximately 20 feet to its point of
23 intersection with the northerly extension of the west line of Lot 6, Block 6 of Petite Unit
24 2, according to the Plat thereof as recorded in Plat Book 19 Page 25 of the Broward
25 County, Florida Public Records;

26 Proceed thence in a southerly direction along said extension and the west line of said Lot
27 6, continuing along the west line of Lot 27 and its southerly extension across NE 25th
28 Street continuing as the west lines of lots 6 and 27 in Block 7 of Petite Unit 2, extended
29 across NE 24th Street to its point of intersection with the north municipal corporate limits
30 of Lazy Lake;

31 Proceeding thence in a westerly direction along said north municipal boundary to the
32 point of intersection with the east right-of-way line of North Andrews Avenue, it being
33 coterminous with the west municipal corporate boundary of Lazy Lakes;

34 Proceed thence in a southerly direction along said east right-of-way line a distance of
35 approximately 885 feet to its point of intersection with the centerline of NE 21st Court;

1 Proceed thence in an easterly direction along said centerline a distance of approximately
2 150 feet to its intersection with the northerly extension of the west line of Manor Grove
3 Village Three Condominium Unit 1A as described in OR Book 5002, Page 524 of the
4 Public Records of Broward County, Florida;

5 Proceed in a southerly direction along said west parcel line for a distance of
6 approximately 155 feet to a point whereby the parcel line deflects approximately 90
7 degrees to the west;

8 Proceed thence in a westerly direction along said parcel line of Manor Grove Village
9 Three Condominium Unit 1A and the westerly continuation thereof a distance of
10 approximately 190 feet to its point of intersection with the centerline of North Andrews
11 Avenue;

12 Proceed thence in a southerly direction along said centerline a distance of approximately
13 300 feet to the point of intersection with a westerly extension of the north line of a parcel
14 described as a portion of the Richardson Survey of part of the South ½ of Section 27,
15 commencing at the northwest corner of Block 2, Petite Unit 2, proceeding west a distance
16 of 712.74 feet to the east right-of-way line of Andrews Avenue as located on January of
17 1969, thence proceeding in a southerly direction along said east right-of-way line a
18 distance of 452.45 feet to the Point of Beginning; thence continuing in a southerly
19 direction a distance of 115 feet; thence in an easterly direction a distance of 105.02 feet;
20 thence in a northerly direction a distance of 112.8 feet, and then in a westerly direction a
21 distance of 105 feet to the Point of Beginning, also known as the Manor Grove Model
22 Site;

23 Proceed thence in an easterly direction along said extension and north parcel line a
24 distance of approximately 145 feet to the northeast corner of said Manor Grove Model
25 Site;

26 Proceed thence in a southerly direction a distance of 112.8 feet to the southeast corner of
27 said parcel;

28 Proceed thence in a westerly direction a distance of approximately 145 feet to the
29 centerline of North Andrews Avenue;

30 Proceed thence in a southerly direction along said centerline a distance of approximately
31 785 feet to its point of intersection with the centerline of the South Fork of the Middle
32 River and south municipal corporate limits of the City;

33 Proceed thence in a westerly direction along said centerline and corporate boundary to its
34 point of intersection with the westerly extension of the south line of Lot 7, Block A of
35 Meadowbrook, according to the Plat thereof as recorded in Plat Book 37, Page 37 of the
36 Broward County, Florida Public Records;

1 Proceed thence in an easterly direction along said extension and south line of Lot 7 a
2 distance of approximately 160 feet to its point of intersection with the east line of Lot 7;

3 Continue thence in a northerly direction along the east line of lots 5, 6 and 7 to the point
4 of intersection with the south line of Lot 2;

5 Proceed thence in a westerly direction a distance of approximately 8 feet to the point of
6 intersection with the east line of said Lot 4;

7 Proceed thence in a northerly direction along the east line of lots 3 and 4 and a northerly
8 continuation thereof to the point of intersection with the centerline of NW 20th Street;

9 Proceed thence in an easterly direction along said centerline a distance of approximately
10 40 feet to the point of intersection with the southerly extension of the east line of Lot 5,
11 Block C of said Meadowbrook;

12 Proceed thence in a northerly direction along said extension and said east line of Lot 5 to
13 its northeast corner at its point of intersection with the south line of Lot 6 in Block 1 of
14 Tropical Palms, according to the Plat thereof as recorded in Plat Book 54, Page 17 of the
15 Broward County, Florida Public Records;

16 Proceed thence in an easterly direction along the south line of Lot 6 a distance of
17 approximately 7 feet to the southeast corner of Lot 6;

18 Proceed thence in a northerly direction along the east line of Lot 6 to its northeast corner;

19 Proceed thence in a northwesterly direction along the north line of said Lot 6 and
20 northwesterly extension thereof to the point of intersection with the centerline of NW 2nd
21 Avenue;

22 Proceed thence in a northerly direction along said centerline to its point of intersection
23 with the centerline of NW 21st Court;

24 Proceed thence in an easterly direction a distance of approximately 175 feet to its point of
25 intersection with the southerly extension of the west line of the parcel described as the
26 east 125 feet of the north 130 feet of the northeast one-quarter of the southeast one-
27 quarter of the southwest one-quarter of Section 27, Township 49 South, Range 42 East;

28 Proceed thence in a northerly direction along said extension and said west parcel line to
29 its point of intersection with the north line of said parcel;

30 Proceed thence in an easterly direction along said north parcel line a distance of
31 approximately 55 feet to its point of intersection with the east line of Lot 2 of Maurer's
32 Highpoint, according to the Plat thereof as recorded in Plat Book 33, Page 30 of the
33 Broward County, Florida Public Records;

1 Proceed thence in an northerly direction along said east line of Lot 2 and continuation
2 thereof as extended to the southwest corner of Lot 6 of Maurer's Highpoint;

3 Proceed thence in a northerly direction along said east line of Lot 6 to the point of
4 intersection with the south line of the parcel described as Lot 7, less the south 43.01 feet
5 thereof. Lot 8 less road right-of-way, lots 9 and 10 less the east 14 feet thereof. and Lot
6 11 of Maurer's Highpoint-First Addition, according to the Plat thereof as recorded in Plat
7 Book 34, Page 1 of the Public Records of Broward County, Florida;

8 Proceed thence in a westerly direction a distance along said south line of said parcel,
9 thence northerly along the east line of Lot 5 of Maurer's Highpoint-First Addition;

10 Proceed thence in a northerly direction along said east line of Lot 5 to the northeast
11 corner of said lot;

12 Proceed thence in a westerly direction along the north line of Lot 5 to the point of
13 intersection with the southeast corner of Lot 7;

14 Proceed thence in a northerly direction along the east line of Lot 7 a distance of 43 feet;

15 Proceed thence in a westerly direction a distance of 44.67 feet to the point of intersection
16 with the west line of Lot 7;

17 Proceed thence in a northerly direction along said west line of Lot 7 and the northerly
18 extension thereof a distance of approximately 275 feet to a point of intersection with the
19 centerline of NW 23rd Street;

20 Proceed thence in an easterly direction along said centerline a distance of approximately
21 200 feet to the point of intersection with the southerly extension of the east line of Lot 13,
22 Maurer's Highpoint First Addition;

23 Proceed thence along said east line of Lot 13 to the south line of Lot 3 of Beulaland,
24 according to the Plat thereof as recorded in Plat Book 7, Page 33 of the Broward County,
25 Florida Public Records;

26 Proceed thence in a westerly direction along said south line of lots 3 and 4 to the
27 southwest corner of Lot 4;

28 Proceed thence in a northerly direction along the west line of Lot 4 to the point of
29 intersection with the centerline of NW 24th Court;

30 Proceed thence in a westerly direction a distance of approximately 90 feet to the point of
31 intersection with the southerly extension of the east line of Lot 10, Block 2 of Beulaland;

32 Proceed thence in a northerly direction along said extension and east line of Lot 10 to the
33 northeast corner of said lot;

1 Proceed thence in a westerly direction along the north line of said Lot 10 also being the
2 south line of Lot 20, continuing along the south line of lots 18 and 19 to the southwest
3 corner of Lot 18;

4 Proceed thence in a northerly direction along the west line of said Lot 18 and the
5 northerly extension thereof proceeding along the west line of Lot 9, Block 1 of Beulaland
6 to the northwest corner of Lot 9;

7 Proceed thence in a westerly direction along the north line of Lot 10, Block 1 a distance
8 of approximately 10 feet to a point coinciding with the southwest corner of the parcel
9 described as the south one-half of the southeast one-quarter of the southeast one-quarter
10 of the northwest one-quarter of Section 27, Township 49 South, Range 42 East, less the
11 North 200 feet lying west of Andrews Avenue and Less the West 165 feet;

12 Proceed thence in a northerly direction along the west line of said parcel to its northwest
13 corner;

14 Proceed thence in a westerly direction along the north line of the parcel described as
15 being the south 134.94 feet of the east 140 feet of the west 165 feet of the south one-half
16 of the southeast one-quarter of the southeast one-quarter of the northwest one-quarter of
17 Section 27 in Township 49 South, Range 42 East, and the extension of said north line to
18 the point of intersection with the centerline of NW 3rd Avenue;

19 Proceed thence in a northerly direction along said centerline a distance of approximately
20 10 feet to the westerly point of extension of the south line of the parcel described as the
21 north 175 feet of the west 75 feet of the north 200 feet of the south one-half of the
22 southeast one-quarter of the northwest one-quarter of Section 27 in Township 49 South,
23 Range 42 East, lying west of North Andrews Avenue, and less the west 25 feet thereof;

24 Proceed thence in a westerly direction along said extension and the south line of said
25 parcel to the southeast corner of said parcel;

26 Proceed thence in a northerly direction along the east line of said parcel to its northeast
27 corner;

28 Proceed thence in a westerly direction along the north line of said parcel and an
29 approximately 25-foot westerly extension thereof to the southwest corner of the parcel
30 described as the north one-half of the southeast one-quarter of the southeast one-quarter
31 of the northwest one-quarter of Section 27 in Township 49 South, Range 42 East, less
32 county road right-of-way;

33 Proceed thence along in a northerly direction along the west line of said parcel and the
34 west line of the parcel to the north coinciding with the east limits of Wilton Estates
35 Resubdivision, according to the Plat thereof as recorded in Plat Book 33, Page 6 of the

1 Broward County, Florida Public Records, to the point of intersection with the centerline
2 of NW 29th Street;

3 Proceed thence in a westerly direction a distance of approximately 350 feet to the point of
4 intersection with the southerly extension of the east line of Lot 21, Block 1 of March
5 Estates Amended, according to the Plat thereof as recorded in Plat Book 39, Page 2 of
6 the Broward County, Florida Public Records;

7 Proceed thence in a northerly direction along the extension and east line of said Lot 21
8 and the northerly extension thereof constituting the east boundary of said March Estates
9 Amended Plat to the northeast corner of such plat and the northerly extension thereof to
10 the point of intersection with the centerline of the North Fork of the Middle River;

11 Proceed thence in a westerly direction along said waterway centerline a distance of
12 approximately 3,600 feet to the point of intersection with the west municipal corporate
13 limits of the City of Wilton Manors and the Point of Beginning;

14

Proposed Comprehensive Plan Text Amendment

City of Wilton Manors Future Land Use Element

Proposed Goals, Objectives, and Policies

Objective 12 Transit Oriented Corridor

The Transit Oriented Corridor (TOC) land use category shall facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors designated in the Broward Comprehensive Plan Transportation Element, the Broward County Transit Master Plan—and, the Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, the Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

[Policies 12.1 and 12.2 moved to Objective 12.1, Transit Oriented Corridor East.]

Policy ~~12.3~~ 12.1

Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed-use project or mixed-use building with the location of residential uses. Exclusively residential buildings, not part of an overall mixed-use project, shall be discouraged unless supporting commercial or offices is located within 1,000 linear feet. The TOC, through implementing regulations or agreements, shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

[Remainder of Policy 12.3 moved to Objective 12.1, Transit Oriented Corridor East.]

Policy ~~12.4~~ 12.2

The designation of land to transit oriented corridor and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places in connection with planned public transit investment.

Policy ~~12.5~~ 12.3

Additional or expanded stand-alone automobile-oriented uses such as: large surface parking lots, gas stations/auto repair/car washes, auto dealers; self/equipment storage; “big box”/warehouse; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC preserving the streetscape and maintaining compliance with design guidelines.

Policy ~~12.6~~ 12.4

Development within the TOC shall ensure that all parcels of land have sidewalk connections leading to transit stops. Such connections shall be required as part of the land development regulations updated to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the design guidelines.

[Policy 12.7 moved to Objective 12.1, Transit-Oriented Corridor East.]

Policy ~~12.8~~ 12.5

Public plazas, urban open space, or green space / pocket parks uses that are accessible to the public shall be provided as an integrated component within the TOC. The location of green space shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process, and shall be consistent with the land development regulations adopted to implement the TOC land use category and with the design established through the adopted design guidelines.

Policy ~~12.9~~ 12.6

Consistent with the intent of a TOC land use category, design features shall be required within the TOC West that promotes and enhance pedestrian mobility, including connectivity to transit stops and stations. Design elements shall include, but not be limited to the following:

Integrated transit stops with shelter or station (within the TOC area);

Pedestrian and bicycle paths ranging in width from 6 feet to 30 feet (or minimum width consistent with Federal ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements;

Buildings shall front the street with zero or minimal setbacks as required per the land development regulations adopted to implement the TOC land use category;

Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking, and / or reduced parking ratios). The City shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured and other mechanisms for reducing vehicle parking requirements; and

Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.

Policy ~~12.10~~ 12.7

The City shall require, as part of the development review process, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities include, but are not limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information

kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags, and food and refreshment vendor areas. All such required amenities shall be consistent with the land development review process and shall be consistent with the land development regulations adopted to implement the TOC land use category.

Policy ~~12.11~~ 12.8

The City shall continue planning for build-out of the TOCs and integration of potential rail transit. Such planning shall include coordinating with Broward County to take advantage of the trafficway road sections provided for in the County's adopted alternative roadway design criteria.

Policy ~~12.12~~ 12.9

Recognizing the goal of the TOC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, ~~also~~ required transportation impact analysis shall consider the modal shift provided through the provision of transit and transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

Policy ~~12.13~~ 12.10

The City will continue to coordinate with all utilities to ensure that adequate water and wastewater facilities are available for future development.

Policy ~~12.14~~ 12.11

The City shall provide monitoring of development activity and enforcement of permitted land use densities and intensities per the interlocal agreement between the City and Broward County and required by BCPC.

Policy ~~12.15~~ 12.12

It is the intent of the City to recognize and respect judicially acknowledged or constitutionally protected private property rights. It is the intent of the City that all ordinances, regulations, and programs adopted pursuant to the TOC must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from the actions of others which would harm their property.

Policy ~~12.16~~ 12.13

The City shall develop strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.

Policy ~~12.17~~ 12.14

Land development regulations shall address transit accessibility in terms of locating bus stop locations to adjacent land uses, and to mitigate parking and other uses from negatively impacting transit and access to non-automotive modes. Criteria for a hierarchy of potential transit stops shall be developed and include the vehicle type intended to serve the facility.

Policy ~~12.18~~ 12.15

Land development regulations shall address internal access, including urban design, building placement and massing, block size, mix of uses, pedestrian circulation, and the provision of short- and long-term bicycle parking so as to promote transit.

Policy ~~12.19~~ 12.16

All transit plans shall be coordinated with ongoing Florida East Coast Corridor (FECC) studies to ensure efficient planning and use of resources. Necessary revisions shall be made to design standards after transit studies are completed and the location of transit stops and infrastructure improvements have been identified.

Policy 12.17 *[From Policy 12.3, Paragraph 3]*

The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering and vertical integration of residential units with non-residential units. Residential density shall be distributed along the corridor consistent with the land development regulations.

Objective 12.1 Transit Oriented Corridor East

Policy ~~12.1~~ 12.1.1

The City shall maintain the Transit Oriented Corridor East (TOC East) designation located just west of the North Dixie Highway corridor to NE 15th Avenue and from the City limits to the north and the City limits to the south. Redevelopment and development of this area shall be guided with the approved TOC Design Guidelines. Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successor or assigns, to continue the use and enjoyment of their properties consistent with the land uses existing at the time of adoption of the TOC designation.

Policy 12.2

Within the TOC East land use category, the following mix of uses shall be included within the designated land. Residential, Commercial, and Industrial uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

Hotel:	172 rooms
Residential Land Uses:	519 dwelling units*
Commercial Land Uses:	538,200 SF
Industrial Land Uses:	71,600 SF
Rec. & Open Space:	6.9 acres minimum
Transportation:	7.8 acres (FED ROW / Train Station)

<u>* Consisting of:</u>	High Rise:	279 units
	Single Family:	30 units
	Town Home:	44 units
	Garden Apt:	72 dwelling units
	Duplex:	84 units
	Studio:	10 units

[Policy 12.3 paragraph 2]

No more than 124 additional residential dwelling units shall be permitted within the TOC during the planning horizon of 2025. However, in the event that additional residential dwelling units are requested before the 2025 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the TOC. In no case shall development proceed before the necessary concurrency requirements have been addressed.

Residential densities shall be provided for as follows:

High Rise:	279 units
Single Family:	30 units
Town Home:	44 units
Garden Apt:	72 dwelling units
Duplex:	84 units
Studio:	10 units

[Policy 12.3 paragraph 3]

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2025 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. The amount of development permitted within the TOC has been calibrated to match the existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities. No more than 124 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supplies are available or necessary upgrades are incorporated into the Capital Improvements Program and Element.

Policy ~~12.7~~12.1.2

Residential development shall be designed to be integrated into to the existing neighborhoods created through the implementation of the TOC East. Compatibility and appropriate transitional design elements will be reviewed at the time of site plan review, consistent with the land development regulations adopted to implement the TOC land use category. Such regulations and review shall ensure that existing industrial uses will not become incompatible with new development and that new development shall provide adequate buffers and site design in light of the existing land uses and continue to protect areas that may be located within a wellfield protection zone. Single-family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted land development regulations.

Objective 12.2 Transit Oriented Corridor West

Policy 12.2.1

The TOC West designation shall apply to 117.8 acres generally located south of Oakland Park Boulevard, east of I-95 and west of NE 6th Avenue; and parcels to the west and east of North Andrews Avenue, south of Oakland Park Boulevard and north of the South Fork of the Middle River.

Redevelopment and development within this area shall be subject to the approved TOC West Design Guidelines.

Within the TOC West land use category, the following mix of uses shall be included within the designated land. Residential, Commercial, and Community shall be the principal uses. In addition, the maximum intensity allowed within the TOC West is indicated below:

<u>Residential Land Uses:</u>	<u>1,429*</u>
<u>Commercial Land Uses:</u>	<u>697,000 SF</u>
<u>Community Land Uses:</u>	<u>185,500 SF</u>

<u>* Consisting of:</u>	<u>Single Family: 72 dwelling units</u>
	<u>Garden Apartments: 1,357 dwelling units</u>

Nonresidential uses shall have a maximum FAR of 5.0. Nonresidential uses within a mixed-use development shall have a minimum FAR of 0.25 unless the City Commission finds that a lesser FAR is necessary to prevent a hardship due to site constraints. Single-family and garden apartment dwelling units may be substituted for dwelling units of another category (ex: townhomes, mid-rise, etc.) provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.

Policy 12.2.2

The land development regulations will be developed in a manner that encourage new residential development within the TOC West to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering and vertical integration of residential units with non-residential units. Residential density shall be distributed along the corridors consistent with the land development regulations.

Policy 12.2.3

New residential development shall be designed to be integrated into to the existing neighborhoods within the TOC West. Compatibility and appropriate transitional design elements will be reviewed at the time of site plan review, consistent with the land development regulations adopted to implement the TOC West land use category.

Policy 12.2.4

The land development regulations shall establish minimum onsite urban open space requirements within the TOC West.

Policy 12.2.5

Redevelopment of riverfront properties should incorporate the river as a component in onsite public open space. Examples include riverside parks, promenades and boat ramps.

Policy 12.2.6

The full width of the Middle River abutting a public riverside open space shall be included in the acreage of such open space within the City's open space inventory.

Policy 12.2.7

Inasmuch as an existing robust public transit system serves the needs of the TOC along Oakland Park Boulevard and Andrews Avenue, the City shall encourage use of the existing transit system within the TOC West, in lieu of the development of an internal transit system.

Policy 12.2.8

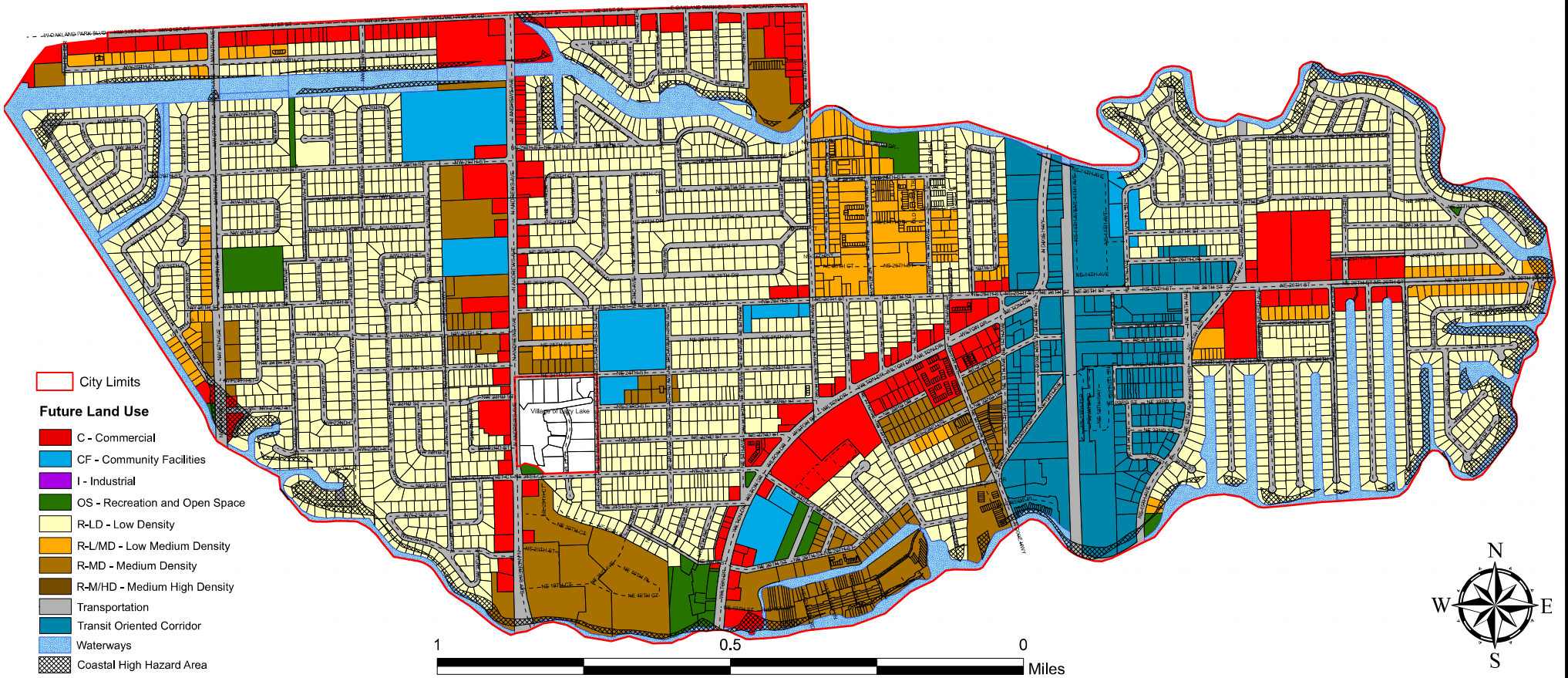
Future Trafficways planning shall occur in coordination with Broward County Transit and the Broward Metropolitan Planning Organization.

Policy 12.2.9

The southwest corner of the Andrews Avenue / Oakland Park intersection shall function as an activity node within the TOC.

EXISTING LAND USE DESIGNATION

City of Wilton Manors Future Land Use



City of Wilton Manors
Comprehensive Plan



CITY OF WILTON MANORS
"THE ISLAND CITY"

Future Land Use Map

Source: Wilton Manors Community Services Department
Florida Division of Emergency Management
This July 27, 2010 map is for general location purposes.
For more information, contact the Community Services
Department at (954) 390-2180.

MAP 1.1 A

MAP WITH ADOPTED LAND USE DESIGNATION

Map of Current Future Land Use Designation-City



Application for Amendment
To the Broward County
Land Use Plan

“Wilton Manors TOC West”

Prepared By:



3550 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: 954-475-3070
Fax: 954-475-9550

Submitted July 25, 2019

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Table of Contents

1. TRANSMITTAL INFORMATION	3
2. APPLICANT INFORMATION	4
3. AMENDMENT SITE DESCRIPTION	5
4. EXISTING AND PROPOSED USES	6
5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	8
6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	22
7. AFFORDABLE HOUSING	24
8. LAND USE COMPATIBILITY.....	26
9. HURRICANE EVACUATION ANALYSIS.....	27
10. REDEVELOPMENT ANALYSIS	27
11. INTERGOVERNMENTAL COORDINATION	28
12. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES.....	28
13. ADDITIONAL SUPPORT DOCUMENTS	30
14. PLAN AMENDMENT COPIES	30
15. EXHIBITS	31

List of Exhibits:

- Exhibit A - Local Government Transmittal Letter, Ordinance, and LPA and City Commission Minutes
- Exhibit B - List of Folios of Properties Included in the Amendment
- Exhibit C - Legal Description
- Exhibit D - Location Map Identifying Amendment Location, Boundaries, and Proposed Land Uses
- Exhibit E - Map of Current Future Land Use Designations
- Exhibit F – Utility Provider Letters
- Exhibit G – Solid Waste Letter
- Exhibit H - Transit Provider Letter and Transit Routes Map
- Exhibit I - Public School Impact Application
- Exhibit J - Historic and Cultural Resources Letter
- Exhibit K - Proposed Text Amendment
- Exhibit L - Conditional Recertification Form
- Exhibit M – DEO Transmittal Letter
- Exhibit N – Intergovernmental Coordination/Adjacent Municipality Letter

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

1. TRANSMITTAL INFORMATION

- A. LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER DOCUMENTING THAT THE LOCAL GOVERNMENT TOOK ACTION BY MOTION, RESOLUTION OR ORDINANCE TO TRANSMIT A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN, INCLUDING THE DATE THAT THE LOCAL GOVERNING BODY HELD THE TRANSMITTAL PUBLIC HEARING. PLEASE ATTACH A COPY OF THE REFERENCED MOTION, RESOLUTION OR ORDINANCE. THE LOCAL GOVERNMENT'S ACTION TO TRANSMIT MUST INCLUDE A RECOMMENDATION OF APPROVAL, DENIAL OR MODIFICATION REGARDING THE PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN.**

Attached as **Exhibit A**.

- B. NAME, TITLE, ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESS OF THE LOCAL GOVERNMENT CONTACT PERSON.**

Roberta Moore, Director
Community Development Services
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
Phone: (954) 390-2180
Fax: (954) 390-2184
Email: RMoore@wiltonmanors.com

- C. SUMMARY MINUTES FROM BOTH THE LOCAL PLANNING AGENCY AND THE LOCAL GOVERNMENT PUBLIC HEARINGS OF THE TRANSMITTAL OF THE BROWARD COUNTY LAND USE PLAN AMENDMENT.**

Attached as **Exhibit "A"**.

- D. DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT, INCLUDING NOTICES TO SURROUNDING PROPERTY OWNERS, ADVERTISEMENTS IN LOCAL PUBLICATIONS, SIGNAGE AT PROPOSED SITE, ETC.**

As specified in the adopted Article 70 of The City of Wilton Manors Municipal Code, the City follows all public notice guidelines in F.S. 166.041 and F.S. 163.3184.

Pursuant to Article 70 of the Land Development Code, public notice of changes to the land use plan was provided by mail notice, and newspaper advertisement no less than seven (7) days prior to the scheduled meeting. Mail notice was provided to the owners of properties within 300 feet of the proposed application subject site, including the clerk of any municipalities within the 300-foot radius.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

E. WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING:

***DEVELOPMENT OF REGIONAL IMPACT**

***SMALL SCALE DEVELOPMENT (PER CHAPTER 163.3187 FLORIDA STATUTES)**

***EMERGENCY (PLEASE DESCRIBE ON A SEPARATE PAGE)**

The amendment is not a DRI, small-scale or emergency amendment.

2. APPLICANT INFORMATION

A. Applicant: Roberta Moore, Director
Community Development Services
City of Wilton Manors
2020 Wilton Drive,
Wilton Manors, Florida 33305
Phone: (954) 390-2180
Email: RMoore@wiltonmanors.com

B. Agent: Jeff Katims, Managing Principal
The Mellgren Planning Group, Inc.
3550 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: (954) 475-3070
Email: jeff@floridaplanning.net

C. Property Owner: The amendment site contains more than 200 properties under separate ownership. A list of properties and their owners is attached as **Exhibit "B"**.

D. Applicant's rationale for the amendment:

Andrews Avenue and East Oakland Park Boulevard are transit corridors with physical conditions and land uses that are not optimized to support public transit. Many of the nonresidential land uses are located on small parcels with stand-alone auto-oriented uses, located in single-story buildings with parking in front, frequent curb cuts, inadequate sidewalks that are often obstructed by utility infrastructure, and no shade.

The City of Wilton Manors commissioned a comprehensive study of the two corridors. The study recommended physical improvements to implement a complete streets program and a land use plan amendment to facilitate mixing of uses and transit-supportive residential densities. The City is implementing the recommendations. It is working with its neighbors to pursue funding for complete streets and has initiated this amendment application after holding numerous workshops with area residents and businesses.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The amendment and infrastructure improvements will attract redevelopment along the corridors and adjacent parcels. The amendment is necessary to allow planning for the corridors as a cohesive unit to allow mixing of land uses with suitable intensities to support transit service. The City wants to plan for the redevelopment of these corridors instead of reacting to development on a case-by-case basis with individual land use plan amendments and rezonings, and the limitations on use of flexibility. The TOC designation itself is needed to demonstrate the City's intent and attract private investment in the first place.

The South Florida Comprehensive Economic Development Strategy¹ of the South Florida Regional Planning Council recommends the provision of more housing choices along major arterial roadways to support future population trends with opportunities for efficient public transportation, completed pedestrian networks and access for other quality of life amenities for the Region. By removing barriers to redevelopment along these major corridors, the City is directing redevelopment to these multi-modal corridors. It is also noted that the City of Wilton Manors previously approved a Transit Oriented Corridor land use designation along Wilton Drive, which was intended to address multi-modal connectivity, encourage redevelopment, and promote a mix of uses along the corridor. Therefore, this proposed Land Use Plan Amendment is consistent with existing policies within the City of Wilton Manors.

TOCs are supported within the Broward County Land Use Plan Strategy TR-1, as a means to accommodate population growth and economic growth along major corridors and transit hubs; and in Strategy MM-2, which recognizes the transportation and housing connection.

3. AMENDMENT SITE DESCRIPTION

A. CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY BCLUP) OF THE PROPOSED AMENDMENT.

The amendment site encompasses 117.8 gross acres located in Wilton Manors, Florida. The amendment site is generally described as the south side of the Oakland Park Boulevard corridor between I-95 and NE 6th Avenue, and the Andrews Avenue corridor between Oakland Park Boulevard and the south fork of the Middle River.

B. SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.

A legal description of the amendment site is attached as **Exhibit "C"**.

C. MAP AT A SCALE CLEARLY INDICATING THE AMENDMENT LOCATION, BOUNDARIES, AND PROPOSED LAND USES.

¹ South Florida Regional Planning Council, 2012, <http://www.sfrpc.com/CEDS/SouthFloridaCEDS2012-17.pdf>

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Included as **Exhibit “D.”**

4. EXISTING AND PROPOSED USES

A. **CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION(S) FOR THE AMENDMENT SITE. IF MULTIPLE LAND USE DESIGNATIONS, DESCRIBE GROSS ACREAGE WITHIN EACH DESIGNATION. FOR ACTIVITY CENTER AMENDMENTS, THE PROPOSED TEXT INDICATING THE MAXIMUM RESIDENTIAL AND NONRESIDENTIAL USES MUST BE INCLUDED.**

This application proposes to create an Activity Center on 117.8 gross acres of land within the City of Wilton Manors that is currently designated Commerce/Commercial, Community/Community Facility, Low-5 Residential, and Medium-16 Residential on the City FLUM and Broward County Land Use Plan (BCLUP), as shown on the table below.

Existing Land Use Designations	BCLUP Acres	BCLUP SF/DU	City Acres	City SF/DU
Commerce / Commercial	69.7	697,000 sf	65.0	650,000 sf
Community /Comm. Facility	13.7	137,000 sf	18.5	185,000 sf
Low-5 Residential	14.4	72 du	12.0	60 du
Medium-16 Residential	20	320 du	22.33	357 du
Total	117.8		117.8	
Proposed Activity Center / TOC				
697,000 sf Commerce		(no change)		+47,000 sf
185,000 sf Community		+48,000 sf		(no change)
1,357 Garden Apartments		+1,037 du		+1,000 du
72 Single-Family Units		(no change)		+12 du

Map of the current BCLUP and City future land use designations are provided in **Exhibit “E.”**

B. **INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR THE AMENDMENT SITE OR ADJACENT AREAS.**

Available records do not indicate that flexibility provisions have been applied to the amendment site or adjacent areas.

C. **EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.**

Existing Use of Amendment Site
Single-family detached housing
Multiple-family housing
Institutional Facilities (medical, religious and educational facilities)
Commercial (predominantly strip commercial, auto repair, office)

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Existing Use of Adjacent Areas	
North	Commerce: general commercial, retail, fuel stations, fast food restaurants, multiple-family residential.
East	Various: single family residential, multi-family residential, Institutional, and general retail.
South	Various: commercial, single family residential and multi-family residential.
West	Low (5), Single family residential Medium (16), multiple-family residential

D. PROPOSED USE OF THE AMENDMENT SITE INCLUDING PROPOSED SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USE AND / OR DWELLING UNIT COUNT. FOR ACTIVITY CENTER AMENDMENTS, ALSO PROVIDE THE EXISTING SQUARE-FOOTAGE FOR EACH NON-RESIDENTIAL USE AND EXISTING DWELLING UNIT COUNT WITHIN THE AMENDMENT AREA.

The uses within the proposed Activity Center will be limited to those in the table below.

Activity Center (City: Transit Oriented Corridor)	Proposed Intensity	Existing SF/DU*
Commerce	697,000 s.f.	536,840 s.f.
Community	185,000	162,059 s.f.
Single-family detached residential	72 du	23 du
Two-family residential	0 du	30 du
Townhomes	0 du	12 du
Garden Apartments	1,357 du	579 du

*BCPA property data

E. MAXIMUM ALLOWABLE DEVELOPMENT PER ADOPTED AND CERTIFIED MUNICIPAL LAND USE PLANS UNDER EXISTING DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE / FLOOR AREA RATIO / LOT COVERAGE / HEIGHT LIMITATIONS FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.

Category	Existing Permitted Intensities			
	Height	FAR	Impervious Area (max)	Density
Commercial/Commerce	50 feet	N/A	85%	N/A
Community/CF	30 feet	N/A	75%	N/A
Low 5 Residential	N/A	N/A	N/A	5 du/ac
Medium 16 Residential	N/A	N/A	N/A	16 du/ac

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. POTABLE WATER

1. **Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The City of Wilton Manors Comprehensive Plan establishes the level of service at 130 gallons per capita per day. The City of Fort Lauderdale, which supplies potable water to the City of Wilton Manors, adopted its most recent Water Supply Facilities Work Plan on April 7, 2015.

2. **Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The amendment site is served by the City of Fort Lauderdale Charles W. Fiveash and Peele Dixie Regional water treatment plants. The Village of Lazy Lakes receives water as part of the large user agreement that the City of Wilton Manors has with the City of Fort Lauderdale.

Projected Plant Capacity & Demand (Potable Water) Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Design (Fiveash – 70 MGD) (Peele – 12 MGD)	82.0 MGD
Current and Committed Plant Demand	43.8 MGD
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit 06-00123-W	2028
Source: City of Fort Lauderdale Comprehensive Plan, Table 3.7	

Two active wellfields in the Biscayne Aquifer system serve the City of Fort Lauderdale Treatment Division: the Dixie Wellfield and the Prospect Wellfield. The Prospect Wellfield serves the Fiveash WTP exclusively. Raw water at the Fiveash WTP is supplied from twenty-nine (29) active wells with a total pumping capacity of 87 MGD. Demand at the Fiveash WTP has decreased over time from 40 MGD in 2005 to 31 MGD in 2014 (as measured by wellfield treated flows). The City's consumptive use permit allows a withdrawal amount of 52.55 MGD from the Biscayne Aquifer.

Capital projects focus on:

- Continued implementation of conservation programs
- Continued participation in the C-51 reservoir regional stormwater capture project
- Development of a Comprehensive Utility Strategic Master Plan

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

- Implementation of projects outlined in the City of Fort Lauderdale 2015-2019 Adopted Community Investment Plan

The raw and finished water demand projections are listed below for the City of Wilton Manors and for the total Fort Lauderdale service area.

	2015	2020	2025	2030	2035
Wilton Manors Biscayne Aquifer Raw Water Demand AADF (MGD) by Jurisdiction	1.9329	1.9471	2.0425	2.1078	2.1388
Total Raw Water Demand AADF (MGD)	42.4	42.7	44.8	46.3	47.0
Wilton Manors AADF Finished Water Demand (MGD) by Jurisdiction	1.8856	1.8998	1.9737	2.0367	2.0667
Total AADF Finished Water (MGD)	41.4	41.7	43.3	44.7	45.4

Source: City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan (2015)

Current finished water demand is 181 GPCD, with a goal of reducing demand to 170 GPCD by 2028. The City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan (2015) identifies the following Facility Capacity and Anticipated Future Permitted Amount:

	2015	2020	2025	2030	2035
Population Served (Total Service Area)	228,546	235,489	251,758	263,068	267,196
Population Served (Wilton Manors)	11,611	11,740	11,693	11,931	11,929
Average Daily Demand (Finished) MGD (Wilton Manors)	1.8856	1.8998	1.9737	2.0367	2.0667
Demand per Capita Finished (GPCD)	181	177	172	170	170
Available Facility Capacity (MGD)	82	82	82	82	82

Source: City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan (2015) and 5-8-19 letter from City of Ft. Lauderdale

The existing facilities and traditional water supply have been deemed sufficient, by the City of Fort Lauderdale, to meet the projected demand of the service area through 2035. However, in the 2013 LEC Water Supply Plan Update the provider identified a \$22.90 million update to the Dixie Floridan Water Supply Water Treatment Plant, which would increase the Cumulative Treatment Capacity by 6.00 MGD by 2030. The City will continue to evaluate whether or not this project is necessary. If initiated, this project will not, however, impact the Fiveash Water Treatment Plant.

3. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The City of Wilton Manors Comprehensive Plan establishes a level of service standard of 130 gallons per capita per day of potable water. This is the overall level of service standard for the City that expresses total demand from all uses as a per capita standard. The City of Fort Lauderdale, as the service provider, utilizes ERC based upon “maximum day” demand.

The amendment will increase potable water demand by 0.253 (City Amendment) to .258 MGD (BCLUP Amendment), as follows:

Broward County Land Use Plan

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	ERC*	Demand Calculation	Existing Demand (gpd)	Demand w/ LUPA (gpd)	
Commerce	697,000 sf	697,000 sf	No change	0.55 (165 gpd)	165* 697	115,005	115,005	
Community	137,000 sf	185,000 sf	+48,000 sf	0.523 (157 pgd)	157* 137 157*185	21,509	29,045	
Low 5	72 du	72 du	No change	1.0 (300 gpd)	300*72	21,600	21,600	
Medium	320	1,357	+1,037 du	0.805 (241.5 gpd)	241.5*320 241.5*1357	77,280	327,716	
*1 ERC = 300 gpd. All ERCs are per 1,000 sf of nonresidential use or 1 dwelling unit, as applicable						Totals	235,394	493,366
						INCREASE	257,972 gpd	

City of Wilton Manors

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	ERC per 1,000 sf or du*	Demand Calculation	Existing Demand (gpd)	Demand w/ LUPA (gpd)	
Commercial	650,000 sf	697,000 sf	+47,000 sf	0.55 (165 gpd)	165* 650 165 * 697	107,250	115,005	
Community Facility	185,000 sf	185,000 sf	No change	0.523 (157 pgd)	157 * 185	29,045	29,045	
Low 5	60 du	72 du	+ 12 du	1.0 (300 gpd)	300 x 60 300 * 72	18,000	21,600	
Medium	357	1,357	+1,037 du	0.805 (241.5 gpd)	241.5*357 241.5*1357	86,216	327,716	
*1 ERC = 300 gpd. All ERCs are per 1,000 sf of nonresidential use or 1 dwelling unit, as applicable						Totals	240,511	493,366
						INCREASE	252,855 gpd	

Total demand through the year 2035 will be a maximum of 47.258 MGD (47 MGD projected 2035 demand plus 0.258 MGD increased demand from the amendment). Treatment capacity through the year 2035 will remain 70 MGD. The current consumptive use permit authorizes 52.55 MGD.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

4. **Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as Exhibit "F."

B. SANITARY SEWER

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The adopted level of service from the adopted City of Wilton Manors Comprehensive Plan is 214 gallons per capita per day (GPCD). This is the overall level of service standard for the City that expresses total demand from all uses as a per capita standard.

2. **Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The amendment site is served by the City of Fort Lauderdale George T. Lohmeyer Regional Wastewater Treatment Plant (GTL) in Port Everglades at 1765 S.E. 18th Street, Fort Lauderdale. The GTL has secondary treatment followed deep-well injection through five wells. The GTL also provides service to the City of Fort Lauderdale, the City of Oakland Park, Port Everglades, and portions of the City of Tamarac, the Town of Davie and unincorporated Broward County. The current permitted plant capacity is 48 MGD. The current and projected future demand is provided below.

Summary of GTL Peaking Factors (versus AADF) and Projected Flows					
Flow					
Parameter	Peaking Factors	2020	2025	2030	2035
AADF	--	41.0	43.1	44.7	45.6
M3MADF	1.27	52.1	54.7	56.8	57.9
MMADF	1.33	54.5	57.3	59.5	60.6
MDF	1.95	80.0	84.0	87.2	88.9
MHF	2.20	90.2	94.8	98.3	100.3

Source: City of Fort Lauderdale Comprehensive Utility Strategic Master Plan (2017)

Definitions:

- Average Annual Daily Flow (AADF) – The average total wastewater flow to GTL for the calendar year.
- Maximum Three-Month Average Daily Flow (M3MADF) - The highest 3MADF that occurs during a calendar year.
- Maximum Month Average Daily Flow (MMADF) – The average daily flow during the calendar month with the highest volume of wastewater flow that occurs during a calendar year.
- Maximum Daily Flow (MDF) – The highest wastewater flow in a single 24-hour day during a calendar year.
- Maximum Hourly Flow (MHF) – The highest wastewater flow in a one-hour period during a calendar year.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

A large-scale irrigation-quality reclaimed water facility at the GTL WWTP is not financially feasible due to the distance of the plant from potential large users of reclaimed water. Additionally, there is no available space at the plant to construct additional facilities for the gravity sewer piping necessary in coastal areas. Additional wastewater capital projects in the amount of \$579,231,985 (over a 20-year period) are included in the City of Fort Lauderdale Comprehensive Utility Strategic Master Plan (2017) and are designed to maintain the efficiency and effectiveness of the system rather than expand its capacity.

3. **Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

The City of Wilton Manor’s Comprehensive Plan adopts a wastewater generation rate of 250 gpd per dwelling unit to evaluate the impact of residential development and land use plan amendments. The City of Fort Lauderdale, as the service provider, utilizes The City of Fort Lauderdale, as the service provider, utilizes ERC based upon “maximum day” demand.

The amendment will increase potable water demand by 0.253 (City Amendment) to .258 MGD (BCLUP Amendment), as follows:

Broward County Land Use Plan

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	ERC*	Demand Calculation	Existing Demand (gpd)	Demand w/ LUPA (gpd)
Commerce	697,000 sf	697,000 sf	No change	0.55 (165 gpd)	165* 697	115,005	115,005
Community	137,000 sf	185,000 sf	+48,000 sf	0.523 (157 pgd)	157* 137 157*185	21,509	29,045
Low 5	72 du	72 du	No change	1.0 (300 gpd)	300*72	21,600	21,600
Medium	320	1,357	+1,037 du	0.805 (241.5 gpd)	241.5*320 241.5*1357	77,280	327,716
*1 ERC = 300 gpd. All ERCs are per 1,000 sf of nonresidential use or 1 dwelling unit, as applicable					Totals	235,394	493,366
					INCREASE	257,972 gpd	

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

City of Wilton Manors

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	ERC per 1,000 sf or du*	Demand Calculation	Existing Demand (gpd)	Demand w/ LUPA (gpd)	
Commercial	650,000 sf	697,000 sf	+47,000 sf	0.55 (165 gpd)	165 * 650 165 * 697	107,250	115,005	
Community Facility	185,000 sf	185,000 sf	No change	0.523 (157 pgd)	157 * 185	29,045	29,045	
Low 5	60 du	72 du	+ 12 du	1.0 (300 gpd)	300 x 60 300 * 72	18,000	21,600	
Medium	357	1,357	+1,000 du	0.805 (241.5 gpd)	241.5*357 241.5*1357	86,216	327,716	
*1 ERC = 300 gpd. All ERCs are per 1,000 sf of nonresidential use or 1 dwelling unit, as applicable						Totals	240,511	493,366
						INCREASE	252,855 gpd	

Total demand through the year 2035 will be a maximum of 45.86 MGD including the increased demand from the amendment, which is within the 48 MGD existing capacity of the treatment plant.

4. **Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "F."**

C. SOLID WASTE

1. **Provide the adopted level of service per the adopted and certified local land use plan.**

The adopted level of service in the adopted City of Wilton Manors Comprehensive Plan for solid waste collection and disposal is 8.9 pounds per capita per day.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The City of Wilton Manors has a collection agreement with Wheelabrator. Waste is taken to Wheelabrator South Broward energy-from-waste facility located at 4400 South State Road 7, Fort Lauderdale, FL 33314.

- Permitted Capacity: 831,000 tons per year
- Tons Processed Annually: 725,000 tons per year
- Life Remaining: not Applicable
- Planned Capacity Improvements: none at this time

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The amendment will increase the demand for solid waste collection and disposal by 10,887 (City Amendment) to 11, 149 lbs/day (BCLUP Amendment) as shown in the following tables.

Broward County Land Use Plan

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	Generation Rate* (per sf or du)	Demand Calculation	Existing Demand (lbs/day)	Demand w/ LUPA (lbs/day)
Commerce	697,000 sf	697,000 sf	No change	.04 lbs/day	.04 * 697000	27,880	27,880
Community	137,000 sf	185,000 sf	+48,000 sf	.04 lbs/day	.04 * 137000 .04 * 185000	5,480	7,400
Low 5	72 du	72 du	No change	8.9 lbs/day	8.9 x 72	641	641
Medium	320	1,357	+1,037 du	8.9 lbs/day	8.9 x 320 8.9 * 1357	2,848	12,077
*Per City of Wilton Manors Comprehensive Plan, per square foot of nonresidential use or per dwelling unit, as applicable.						36,849	47,998
						INCREASE	11,149 lbs/day

City of Wilton Manors

Land Use Designation	Existing Intensity	Proposed Intensity	Increase/Decrease	Generation Rate* (per sf or du)	Demand Calculation	Existing Demand (lbs/day)	Demand w/ LUPA (lbs/day)
Commercial	650,000 sf	697,000 sf	+47,000 sf	.04 lbs/day	.04 * 650000 .04 * 697000	26,000	27,880
Community Facility	185,000 sf	185,000 sf	No change	.04 lbs/day	.04 * 185000	7,400	7,400
Low 5	60 du	72 du	+ 12 du	8.9 lbs/day	8.9 x 60 8.9 * 72	534	641
Medium	357	1,357	+1,000 du	8.9 lbs/day	8.9 x 357 8.9 * 1357	3,177	12,077
*1 ERC = 300 gpd. All ERCs are per 1,000 sf of nonresidential use or 1 dwelling unit, as applicable						Totals	37,111
						INCREASE	10,887 lbs/day

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Provided as Exhibit "G".

D. DRAINAGE

1. Provide the adopted level of service per the adopted and certified local land use plan.

The City's adopted Comprehensive Plan provides the Level of Service Standards for drainage:

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Storm Sewers. Storm sewer design flood frequency criteria to be a three (3) year recurrence interval consistent with FDOT criteria.

Buildings. Lowest habitable finished floor elevation of buildings above one hundred (100) year flood elevation.

Roads with a right-of-way width up to sixty (60) feet in width; crown elevation to meet ten (10) year, twenty-four (24) hour flood elevation. Roads with right-of-way widths greater than sixty (60) feet; ultimate curb edge of pavement to meet ten (10) year, twenty-four (24) hour flood elevation. Said elevation standards is depicted on the ten (10) year “Flood Criteria Map.”

On Site Storage. Development to retain on site the first inch of stormwater runoff, or two and one-half (2.5) inches multiplied by the percentage impervious, whichever is greater.

Off-Site Discharge. After retaining the first inch of runoff, off-site discharge not to exceed the inflow limit of South Florida Water Management District primary receiving canal or the local conveyance system, whichever is less.

Flood Plain Routing. Calculated flood elevations based on ten (10) year and one hundred (100) year return frequency rainfall three (3) day duration shall not exceed corresponding elevation of ten (10) year “Flood Criteria Map” and “one-hundred (100) Year Flood Elevation Map.”

Water Quality. Prior to discharge to surface or ground water, meet State water quality standards as set forth in Florida Statutes.

2. Identify the drainage district and drainage systems serving the amendment area.

The City of Wilton Manors maintains its own stormwater drainage system. The stormwater drainage system is gravity-fed, and feeds into City waterways. To filter the runoff, the City employs a series of swales which capture, clean, and regulate the flow of runoff. If any improvements are required, the applicant will coordinate with the City of Wilton Manors, South Florida Water Management District (SFWMD), and Broward County to modify the existing drainage system to meet an increased demand on the system.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

The “City of Wilton Manors, FL Proposed Operating and Capital Budget Fiscal Year 16/17” allocates funding for drainage projects in the “FY16-17 All-Funds Budget, Capital Summary By Fund.”

Fund	Adopted FY17-18
Drainage Utility Fund	\$78,788

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

These funds will be used to replace outdated catch basins and the associated undersized drainage pipes, repair of broken or cracked pipes, and water quality of runoff into canals. Over a five-year period, the City has committed funding to the Drainage Fund Capital Replacement Plan as a Committed Fund Balance, in order to provide for the ongoing replacement of capital assets. The FY17-FY21 commitments to the Fund are listed below.

	FY17	FY18	FY19	FY20	FY21
Capital Replacement Plan	56,000	57,120	58,262	59,428	60,616

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

Not applicable.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The area meets the adopted level of service standards. Redevelopment within the amendment site will be required to comply with same, and is targeted to already developed, urbanized sites that have a high percentage of impervious area. Engineering analysis is not required at this time.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "F."**

E. RECREATION AND OPEN SPACE

1. **Provide the recreation and open space level of service per the adopted and certified local land use plan.**

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Per the City of Wilton Manors Comprehensive Plan, the adopted level of service is 4.25 acres per 1,000 residents.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up to date inventory of the municipal community parks inventory must be submitted.

The below inventory is from the City’s comprehensive plan update.

Table 7-1
City of Wilton Manors Park and Recreation Acreage

FACILITY	ACREAGE
Community Park	
<u>Colohatchee Boat Ramp</u>	<u>1.2</u>
<u>Colohatchee Nature Park</u>	<u>8.5</u>
<u>Hagen Park</u>	<u>5.79</u>
<u>Island City Park Preserve</u>	<u>3.15</u>
<u>Mickel Park</u>	<u>5.0</u>
<u>Richardson Historic Park and Nature Preserve</u>	<u>5.4</u>
<u>Wilton Manors Elementary School</u>	<u>4.8</u>
Neighborhood Parks	
<u>Andrews Avenue</u>	<u>0.15</u>
<u>Apache Pass Park</u>	<u>0.18</u>
<u>Coral Gardens Park</u>	<u>0.37</u>
<u>Central Park Jaycee Park</u>	<u>0.46</u>
<u>Donn Eisele Park</u>	<u>0.9</u>
<u>Island City Park Preserve Expansion</u>	<u>0.27</u>
<u>M.E. DePalma Park</u>	<u>0.14</u>
<u>Rachel Richardson Park</u>	<u>0.33</u>
<u>Snook Creek Boat Ramp</u>	<u>0.45</u>
<u>Woman’s Club</u>	<u>0.25</u>
Public Waterways	
<u>Middle River</u>	<u>29.72</u>
GRAND TOTAL:	66.79

Source: Calvin, Giordano & Associates, Inc. 2018

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Under the BCLUP Amendment, the demand for community parks acreage will increase by 5.66 acres, as follows, using the BCLUP standard of 3.0 acres/1,000 population and 1.82 persons average household size in Wilton Manors, per the 2010 US Census.

- 72 proposed SFR dwelling units (Low 5 Residential), 72 existing = no change

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

- 1,357 proposed garden apt. units (Low-Medium Residential) less 320 existing units =1,037 new dwelling units
- 1,037 additional dwelling units x 1.82 average persons per household = 1,887 new residents
- 1,887 new residents x 0.003 acres of park land required per resident = 5.66 acres

Under the City of Wilton Manors Amendment, the demand for community parks acreage will increase by 7.83 acres using the City’s standard of 4.25 acres/1,000 and 1.82 persons average household size in Wilton Manors per the 2010 US Census.

- 72 proposed SFR dwelling units (Low 5 Residential), 60 existing = 12 additional units
- 1,357 proposed garden apt. units (Low-Medium Residential) less 357 existing units = 1,000 additional units
- 1,012 additional dwelling units x 1.82 average persons per household = 1,842 new residents
- 1,842 new residents x .00425 acres of parkland required per resident = 7.83 acres

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The City of Wilton Manors has 66.79 acres of park, recreation, open space, and water for recreation. The chart below (adapted from the inventory) demonstrates the acreage of park land required for the projected population through 2025, without the proposed amendment. As indicated, the existing 66.79 acres is more than sufficient to meet the Broward County standard of 3 acres / 1,000 residents and the adopted LOS of 4.25/1,000 of the City of Wilton Manors.

Parks and Open Space Level of Service Population Projections								
			Broward County LOS Standard			Wilton Manors LOS Standard		
Year	Population Forecast*	Supply (Acres)	LOS Standard	Need (Acres)	Difference (Acres)	LOS	Need (Acres)	Difference (Acres)
2020	12,556	66.79	3/1,000	37.67	+ 29.12	4.25/1,000	53.36	+ 13.43
2025	12,557	66.79	3/1,000	37.67	+ 29.12	4.25/1,000	53.37	+ 13.42
2030	12,471	66.79	3/1,000	37.41	+29.38	4.25/1000	53.00	+13.79
2040	12,369	66.79	3/1,000	37.11	29.68	4.25/1000	52.57	+14.22

Projections from Shimberg Center for Housing Studies based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The level of service projections, including the amendment buildout, are provided in the table below.

Parks and Open Space Level of Service Population Projections Including Amendment Buildout								
			Broward County LOS Standard			Wilton Manors LOS Standard		
Year	Population Forecast	Supply (Acres)	LOS	Need (Acres)	Difference (Acres)	LOS	Need (Acres)	Difference (Acres)
2020	12,556 + 1,887 (14,443)	66.79	3/1,000	43.33	23.46	4.25/1,000	61.38	+ 5.41
2025	12,557 + 1,887 (14,444)	66.79	3/1,000	43.33	23.46	4.25/1,000	61.39	+5.40
2030	12,471+1,887 (14,358)	66.79	3/1,000	43.07	23.72	4.25/1,000	61.02	+5.77
2040	12,369+1887 (14,256)	66.79	3/1,000	42.77	24.02	4.25/1,000	60.59	+6.20

Note: The population increase is calculated by multiplying the increase in units by the average household size (1.82 persons) in Wilton Manors.

Pursuant to the population projections, the City has adequate recreation and open space facilities through the year 2030 to accommodate the amendment.

5. As applicable, describe how the local government and / or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

The amendment does not eliminate any designated or actual open space as defined in the BCLUP.

F. TRAFFIC CIRCULATION ANALYSIS

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The parcels in the amendment site are south of and adjacent to Oakland Park Boulevard, and adjacent to Andrews Avenue. Oakland Park Boulevard is a State Principal Arterial, and Andrews Avenue is a County Minor Arterial. Oakland Park Boulevard, Andrews Avenue and NE 26 Street are Broward County Trafficways, and therefore have an adopted LOS standard of D for long-range planning purposes. Existing roadway condition data was obtained from the Broward MPO *Roadway Capacity and Level of Service Analysis* (updated September 26, 2018).

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Roadway	Number of Lanes	Adopted Peak LOS*	2017 Peak LOS	2017 Peak Volume	2017 AADT	2017 AADT LOS*
Oakland Park Blvd.						
East of I-95	6-lanes	D	F	6223	65500	F
East of Andrews Ave	6-lanes	D	D	3990	42000	F
NE 26 St. (E. of Andrews)	2-lanes	D	F	2280	24,000	D
Andrews Avenue	4-lanes	D	D	1739	18300	F

*For long-range planning purposes

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

The most recent Broward MPO *Roadway Capacity and Level of Service Analysis* spreadsheet document provides the 2040 Daily and Peak Hour Volume and LOS. The values for Oakland Park Boulevard, NE 26 Street and Andrews Avenue are listed below.

Roadway	2040 AADT	2040 Peak Hour Volume	2040 Peak Hour LOS*	2040 AADT LOS
Oakland Park Blvd.				
East of I-95	69600	6612	F	F
East of Andrews Ave	53200	5054	F	F
NE 26 Street (E. of Andrews)	11300	1074	D	D
Andrews Avenue	38500	3658	F	F

Oakland Park Boulevard is a major east-west corridor, and one of the busiest east-west bus routes with 9,000 daily riders. The 2040 Broward County Long Range Transportation Plan identifies the *Commitment 2040* project, which will increase the number of buses, add shelters, and bike and pedestrian amenities. \$138.7 million in improvements are planned for the length of the Oakland Park Boulevard corridor. The end goal of this increased bus service is the reduction of traffic congestion on Oakland Park Boulevard and the surrounding system.

In 2019-2020, an intersection improvement is planned at Oakland Park Boulevard and Powerline Road for \$14.5 million.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The City will utilize the Planning Council traffic impact analysis for this amendment.

4. **Provide any relevant transportation studies relating to this amendment, as desired.**

There are no relevant studies at this time.

G. MASS TRANSIT ANALYSIS

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

Current bus service to the City of Wilton Manors is provided by Broward County Transit east / west Route 72 and north / south Routes 14, 20, 50, and 60. Service to the amendment site is provided on Route 72 (Oakland Park Boulevard) and Route 60 (Andrews Avenue). Route 72 operates seven days a week, with a 20-minute headway Monday-Friday and a 30-minute headway on Saturday and Sunday. Route 60 operates seven days a week, with a 20-minute headway Monday-Friday, a 30-minute headway on Saturdays, and 50-minute headway on Sundays. A map of the transit routes and stops is provided as **Exhibit "H."**

2. **Describe how the proposed amendment furthers or supports mass transit use.**

The amendment will enable the redevelopment of strip commercial and low-intensity residential buildings adjacent to two well-served transit corridors into walkable corridors with a transit-supportive mix of midrise multiple-family, office, retail, and service uses.

CHANGE IN MASS TRANSIT DEMAND					
	Land Use		PM Peak Trips	Transit Share	Transit Trips
Current	Single-Family	72	73	X 1.64%	= 1 Trip
	Garden apts.	320 du	192	X 1.64%	= 3 Trips
Proposed	Single-Family	72		X1.64%	=1 Trip
	Garden apts.	1,357	814	X 1.64%	= 13 Trips
Sources: Broward County Transportation Element Table 3-42 and "Trip Rates By Land Use", BCDMD, 12/8/09			Change		+10 Trips

3. **Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "H"**.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

H. PUBLIC EDUCATION ANALYSIS

1. Public School Impact Application

Application provided as **Exhibit "I."**

2. Associated Fee, Check Payable to School Board of Broward County

A check in the amount of \$2,049 is attached and made payable to School Board of Broward County.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

A. ***HISTORIC SITES OR DISTRICTS ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LOCALLY DESIGNATED HISTORIC SITES.***

Neither the National Register of Historic Places nor the City's Comprehensive Plan identifies any historic sites or historically significant housing within or abutting the amendment site. Objective 9 of the Future Land Use Element of the City Comprehensive Plan provides for the protection of historic resources within the City, should they be identified at a later time. Please see **Exhibit "J"** for the Historic Resources verification letter from the State of Florida.

B. ***ARCHAEOLOGICAL SITES LISTED ON THE FLORIDA MASTER SITE FILE.***

The subject site does not contain any historic sites or districts. Objective 9 of the Future Land Use Element of the City Comprehensive Plan provides for the protection of historic, architectural, or archeological resources within the City, should they be identified at a later time. Please see **Exhibit "J"** for the Cultural resources verification letter from the State of Florida.

C. ***WETLANDS.***

There are no wetlands within the amendment area.

D. ***LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.***

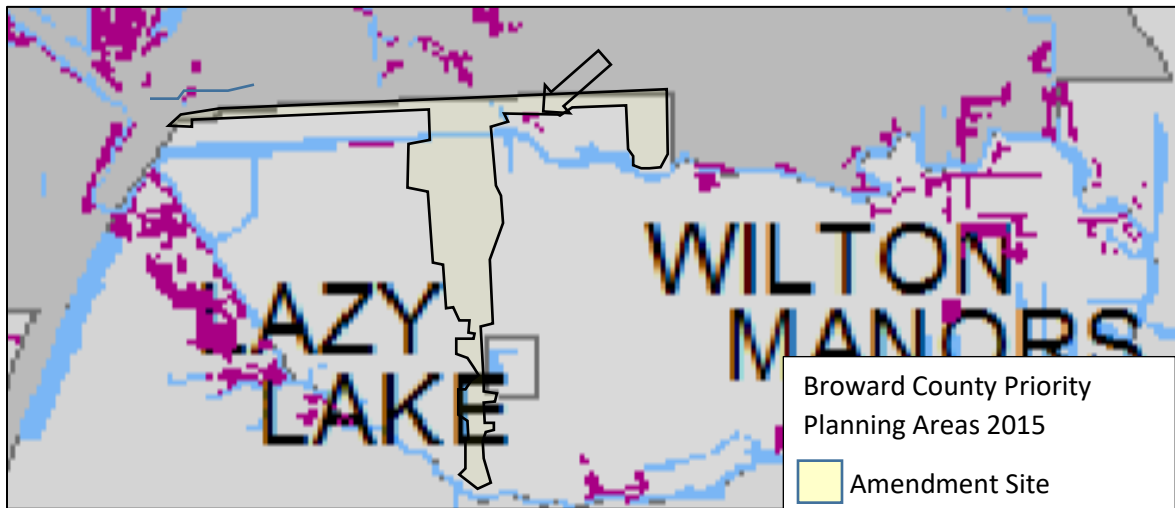
There are no Local Areas of Particular Concern within the amendment area.

E. ***PRIORITY PLANNING AREA MAP AND BROWARD COUNTY LAND USE PLAN POLICY 2.21.1 REGARDING SEA LEVEL RISE.***

The amendment site is characterized by upland area that is not a priority planning area. The amendment site does border, or may contain a portion of a small (approximately 0.10 acre),

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

isolated area identified on the Priority Planning Areas Map regarding sea level rise, as shown below.



- F. "ENDANGERED" OR "THREATENED SPECIES" OR "SPECIES OF SPECIAL CONCERN" OR "COMMERCIALY EXPLOITED" AS PER THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FAUNA), THE U.S. FISH AND WILDLIFE SERVICE (FLORA AND FAUNA), OR THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.**

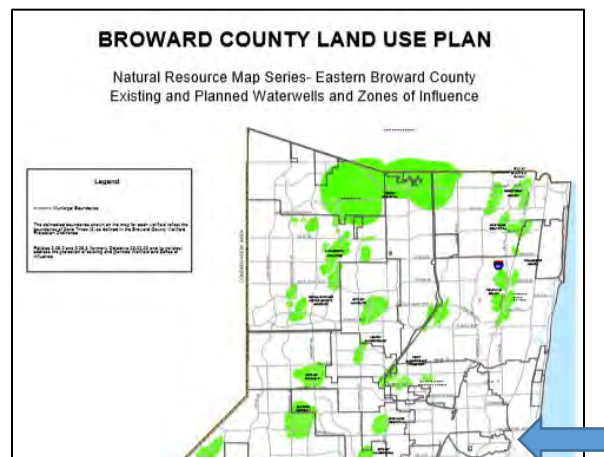
There are no known endangered species, species of special concern, or commercially exploited species in the amendment area.

- G. PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.**

There are no known plants on the Regulated Plant Index within the amendment area.

- H. WELLFIELDS - INDICATE WHETHER THE AMENDMENT IS LOCATED WITHIN A WELLFIELD PROTECTION ZONE OF INFLUENCE AS DEFINED BY BROWARD COUNTY CODE, CHAPTER 27, ARTICLE 13 "WELLFIELD PROTECTION." IF SO, SPECIFY THE AFFECTED ZONE AND ANY PROVISIONS WHICH WILL BE MADE TO PROTECT THE WELLFIELD.**

This site is not located within a wellfield protection zone of influence.



DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

I. SOILS - DESCRIBE WHETHER THE AMENDMENT WILL REQUIRE THE ALTERATION OF SOIL CONDITIONS OR TOPOGRAPHY. IF SO, DESCRIBE WHAT MANAGEMENT PRACTICES WILL BE USED TO PROTECT OR MITIGATE THE AREA’S NATURAL FEATURES.

The amendment site is almost entirely developed, and the amendment area’s natural features have previously been altered during the course of development. However, all new developments in the amendment area will meet the design criteria enforced by all regulating agencies at the time of permitting, and any new developments will consider whether alteration of soil conditions or topography is necessary.

J. BEACH ACCESS – INDICATE IF THE AMENDMENT SITE FRONTS THE OCEAN OR WOULD IMPACT ACCESS TO PUBLIC BEACHES. IF SO, DESCRIBE HOW PUBLIC BEACH ACCESS WILL BE ADDRESSED.

Not applicable.

7. AFFORDABLE HOUSING

DESCRIBE HOW THE LOCAL GOVERNMENT IS ADDRESSING BROWARD COUNTY LAND USE PLAN POLICY 2.16.2, CONSISTENT WITH ARTICLE 5 OF THIS DOCUMENT.

The amendment has the potential to add 1,000 units to the amendment site. The Housing Element of the City of Wilton Manors Comprehensive Plan showed that the existing mix of housing adequately provided for low and moderate income families, both in rental and owner-occupied housing. However, more recent data from the Broward Next process – “The Broward County Affordable Housing Supply/Demand, “2010-2016 American Community Survey — Municipal Summary” – provides current data on the housing affordability in Broward County municipalities, which indicates a gap in housing affordability in the owner-occupied and renter-occupied Very Low income bands. The following information on Wilton Manors is replicated from this data table.

Owners Income Band – No Gap/(Gap)			Renters Income Band – No Gap/(Gap)		
0-50% Very Low	50.1%-80% Low	80.1-120% Moderate	0-50% Very Low	50.1%-80% Low	80.1-120% Moderate
(199)	74	(4)	(312)	182	146

The City has the following policies, summarized below, that address construction and supply of affordable housing and the facilitation of affordable purchase and rental housing:

Housing Element

- **Policy 1.6.** Support Broward County’s efforts to provide satisfactory living conditions for the homeless.
- **Policy 6.1.** Coordination with Broward County Community Development Department Housing Assistance Programs for relocation assistance.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

- **Policy 6.2.** Requires the identification of areas in need of redevelopment, planning, and funding, in the areas of 1) relocation of existing residents, 2) redevelopment, 3) incentives for new housing, and 4) parcel consolidation
- **Policy 6.3.** Requires the evaluation of local, county, and state housing programs for methods, techniques, and financial assistance with City housing programs.
- **Policy 6.4.** Identifies the involvement of private and non-profit entities as important to residential redevelopment activities.

Objective 2 and 3 of the Housing Element, and the policies summarized below, outline the City programs to facilitate maintenance and improve the quality of existing affordable housing:

- **Policy 2.2.** Provides for continued enforcement of the County minimum housing standards.
- **Policy 2.4.** Provides for a Structure Survey every five (5) years in each neighborhood to identify deterioration and any trends or patterns of deterioration.
- **Policy 2.5.** Monitoring of residential neighborhoods with deteriorating or dilapidated conditions, to address with code enforcement, rehabilitation assistance, demolition, and redevelopment.
- **Policy 2.7.** Continue to participate in Broward County Community Development Division housing rehabilitation programs.
- **Policy 3.6.** Provides for quality residential environment through the enforcement of housing standards in the adopted development codes.
- **Policy 3.7.** Assist homeowners in property maintenance through the implementation of or participation in a Housing Rehabilitation Program, and the promotion of volunteer programs such as “Paint Your Heart Out Wilton Manors” and “Tool Loan.”
- **Policy 6.3.** Requires the evaluation of local, county, and state housing programs for methods, techniques, and financial assistance with City housing programs.

Pursuant to Housing Element Policy 6.5, the City provides streamlined permitting, reduced costs, and rapid processing for housing applications, particularly affordable housing projects. Furthermore, the TOC designation will simplify the development of affordable housing options by eliminating the need for applicants to apply for land use changes on a parcel-by-parcel basis, thus reducing project development costs by eliminating the time and costs associated with individual LUPAs.

The Comprehensive Plan does not have any policies explicitly advocating the use of public lands for affordable housing. However, the City has several Comprehensive Plan policies to promote or facilitate diverse, affordable housing through land development regulations. Summaries of the applicable policies are as follows:

Housing Element

- **Policy 1.1.** Provides for review of zoning and land development regulations to assess effectiveness in promoting housing diversity.
- **Policy 1.2.** Provides for review of the Future Land Use Map and Zoning map to insure sufficient sites with sufficient density allocations for affordable housing needs.
- **Policy 1.3.** Provides for the establishment of a pool of Affordable Housing Units equal to 10 percent of the flexibility and reserve units available to the City.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

- **Policy 1.4.** Provides for review of the LDR and development codes for residential zoning districts, in order to ensure that size, density, and permitted use regulations do not prevent the development of affordable housing for very low, low, and moderate income households.

Future Land Use Element

- **Policy 1.8.** Allows for review and modification of parking standards to facilitate infill, redevelopment, and revitalization projects.
- **Policy 2.5.** Identification of strategies and programs that encourage infill, redevelopment, revitalization, and reuse.
- **Policy 2.7.** Implement and amend, as necessary, the affordable housing program.
- **Policy 4.11.** Encourage increased use of mixed densities and housing product types to encourage diverse housing choices.
- **Policy 4.13.** Ensure that permitted uses and land development standards meet the housing needs of those with disabilities, the homeless, those earning very low incomes, seasonal workers, the elderly, and those previously institutionalized.

There are no bonus density provisions for affordable housing in the Comprehensive Plan, or in the applicable zoning districts of the Land Development Code.

8. LAND USE COMPATIBILITY

DESCRIBE HOW THE AMENDMENT IS CONSISTENT WITH EXISTING AND PLANNED FUTURE LAND USES IN THE AREA (INCLUDING ADJACENT MUNICIPALITIES AND / OR COUNTY JURISDICTIONS). IDENTIFY SPECIFIC LAND DEVELOPMENT CODE PROVISIONS OR OTHER MEASURES THAT HAVE OR WILL BE UTILIZED TO ENSURE LAND USE COMPATIBILITY.

The proposed land use amendment would change the subject site designations from Commercial, Community Facilities, Low-5 Residential, and Medium-16 Residential to Transit Oriented Corridor (TOC). The amendment site consists predominantly of parcels fronting the Oakland Park Boulevard and Andrews Avenue arterial corridors. Most of these parcels are already designated for commercial or institutional use on the land use plan, thereby creating an existing interface between nonresidential and oftentimes low-density residential land uses.

Integral to the transit-oriented corridor planning concept and practice are buildings that are positioned forward, lining the main arteries in a pedestrian-conducive setting, with parking in the rear, whereas the existing land use pattern consists of parking in the front with the commercial building to the rear, closest to the adjacent low-density residential uses. The shift-forward inherent with the TOC allows multiple-story buildings with a mix of uses along the main arteries while providing parking in the rear. This arrangement separates the multi-story buildings from adjacent low-density residences, thereby increasing compatibility while improving existing pedestrian connections and providing opportunities for personal services, dining and employment within convenient walking distance that do not currently exist.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

PROVIDE A HURRICANE EVACUATION ANALYSIS BASED ON THE PROPOSED AMENDMENT, CONSIDERING THE NUMBER OF PERMANENT AND SEASONAL RESIDENTIAL DWELLING UNITS (INCLUDING SPECIAL RESIDENTIAL FACILITIES REQUIRING EVACUATION, AVAILABILITY OF HURRICANE SHELTER SPACES, AND EVACUATION ROUTES AND CLEARANCE TIMES.

Not applicable – the site is not in an identified hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

INDICATE IF THE AMENDMENT IS LOCATED IN AN IDENTIFIED REDEVELOPMENT (I.E., COMMUNITY REDEVELOPMENT AGENCY, COMMUNITY DEVELOPMENT BLOCK GRANT) AREA. IF SO, DESCRIBE HOW THE AMENDMENT WILL FACILITATE REDEVELOPMENT AND PROMOTE APPROVED REDEVELOPMENT PLANS.

This amendment site is not located in an identified community redevelopment area (CRA). The City of Wilton Manors receives Community Development Block Grant (CDBG) funds through the Broward County allocation as an Urban County City. Based on the Broward County Five Year Consolidated Plan FY 2015-2019, the proposed amendment furthers the following objectives in the Broward County FY 15 Action Plan:

- **Priority I A:** Upgrade the existing substandard units suitable for rehabilitation and occupied by both renter and owner households

84 percent of single-family homes in the area are older than 50 years, and 63 percent of multi-family (10 units or more), condominiums, and multi-family (less than 10 units) were built in 1968 or before. This amendment will facilitate the redevelopment of any properties which are either outdated, substandard, or not maximizing the development capacity of the site.

- **Priority II B:** Expand and diversify public and private resources committed to creating safe neighborhoods and revitalized commercial areas.

The LUPA is a result of public investment in the preparation of the amendment area, which will result in redevelopment of housing and commercial facilities by interested private and / or public parties.

- **Priority III C:** Expand and diversify commercial revitalization activities to provide more job opportunities for low and moderate income persons.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The TOC designation will facilitate the redevelopment of new commercial, retail, and restaurant facilities, which will increase the number of job opportunities for low and moderate income persons.

The amendment is directly linked to redevelopment. The sole purpose of the amendment is to allow the adaptive redevelopment of commercial and residential properties along high volume multi-modal corridors, while responding to the needs created by the projected growth within the City and County (shown below).

Projected Population Increase: Broward County					
	2020	2025	2030	2035	2040
Population	1,939,690	2,037,389	2,116,185	2,181,288	2,236,879
% Increase		5.04%	3.87%	3.08%	2.55%
Source: Shimberg Center for Housing Studies, 2016					

The potential increase in diverse housing stock, office space, and commercial uses along multimodal corridors is a positive contribution to accommodate the projected population growth in Broward County over the next two decades, both by facilitating redevelopment of greater density and intensity and by directing that redevelopment to multimodal areas that will reduce the traffic burden on regional trafficways.

11. INTERGOVERNMENTAL COORDINATION

DESCRIBE WHETHER THE PROPOSED AMENDMENT AFFECTS ADJACENT LOCAL GOVERNMENTS. IF SO, PLEASE PROVIDE ADDITIONAL COPIES FOR THE NOTIFICATION AND/OR REVIEW BY ADJACENT LOCAL GOVERNMENTS.

The amendment site is located adjacent to the southern boundary of the City of Oakland Park and adjacent to the northern boundary of the City of Fort Lauderdale. Notice has been made to the respective City Clerks, and documentation is (to be) provided in **Exhibit N**.

12. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES

DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN.

STRATEGY TR-1: *Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.*

Broward County bus routes run along Oakland Park Boulevard and Andrews Avenue. Greater density of development is proposed in the TOC area, which is located to the south of Oakland Park Boulevard and to the east and west of Andrews Avenue.

STRATEGY MM-2: *Recognize and address the transportation and housing connection.*

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Increasing the housing density within the proposed TOC will provide transit-supportive housing on the existing multi-modal corridors.

LIST OF GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN WHICH THE PROPOSED AMENDMENT FURTHERS.

POLICY 2.4.2 *Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.*

The increased density and intensity along the existing Andrews Avenue and Oakland Park Boulevard transit corridors will support the five-minute walk radius from existing transit stops.

POLICY 2.4.3 *Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).*

The requested increase in residential units within the proposed TOC supports the requirement that residential use is a principal component within an Activity Center.

POLICY 2.4.4 *At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.*

The proposed TOC allows Residential, Commerce, and Community uses.

POLICY 2.4.7 *Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with nonresidential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.*

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

The text amendment for the proposed TOC amendment includes provisions to address the need for affordable housing within the City.

POLICY 2.4.10 *To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.*

The proposed TOC is adjacent to multi-modal facilities along Andrews Avenue and Oakland Park Boulevard.

POLICY 2.20.13 *Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.*

The increased use of public transit anticipated as a result of the proposed TOC amendment will reduce dependence on automobiles, and thus reduce the use of fossil fuels and non-renewable resources.

POLICY 3.5.1 *Promote mass transit use and discourage automobile travel by encouraging local governments to locate mixed land uses along major roadway corridors with mass transit facilities.*

The increased residential density and mixed use along the Andrews Avenue and Oakland Park Boulevard transit corridors, resulting from the amendment, will support mass transit use.

13. ADDITIONAL SUPPORT DOCUMENTS

A. OTHER SUPPORT DOCUMENTS OR SUMMARY OF SUPPORT DOCUMENTS ON WHICH THE PROPOSED AMENDMENT IS BASED.

The accompanying Comprehensive Plan text amendment is provided as **Exhibit K**.
The *Conditional Recertification Form* for this Comprehensive Plan text amendment is provided as **Exhibit L**.

B. ANY PROPOSED VOLUNTARY MITIGATION OR DRAFT AGREEMENTS.

Not applicable.

14. PLAN AMENDMENT COPIES

A. 15 COPIES (MINIMUM OF 3 HARD COPIES AND THE REMAINDER MAY BE DIGITAL COPIES) FOR THE BCPC. ADDITIONAL COPIES MAY BE REQUESTED BY THE PLANNING COUNCIL EXECUTIVE DIRECTOR AFTER THE INITIAL APPLICATION SUBMITTAL.

Acknowledged.

B. 1 HARD COPY AND 11 DIGITAL COPIES, AS REQUIRED BY DEO, OF THE CORRESPONDING LOCAL LAND USE PLAN AMENDMENT APPLICATION, IF TRANSMITTING CONCURRENT TO DEO, INCLUDING TRANSMITTAL LETTER FROM MUNICIPALITY TO DEO. FOR SMALL SCALE LAND USE PLAN AMENDMENTS, 1 HARD COPY AND 5 DIGITAL COPIES MUST BE SUBMITTED.

A copy of the Transmittal Letter (dated June 19) to DEO is attached as **Exhibit M**.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibits

Exhibit A - Local Government Transmittal Letter, Ordinance, and LPA and City Commission Minutes

Exhibit B - List of Folios of Properties Included in the Amendment

Exhibit C - Legal Description

Exhibit D - Location Map Identifying Amendment Location, Boundaries, and Proposed Land Uses

Exhibit E - Map of Current Future Land Use Designations

Exhibit F – Utility Provider Letters (TBP)

Exhibit G – Solid Waste Letter

Exhibit H - Transit Provider Letter and Transit Routes Map

Exhibit I - Public School Impact Application

Exhibit J - Historic and Cultural Resources Letter

Exhibit K - Proposed Text Amendment

Exhibit L - Conditional Recertification Form

Exhibit M – DEO Transmittal Letter

Exhibit N – Intergovernmental Coordination/Adjacent Municipality Letter

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "A"

- Local Government Transmittal Letter to BCPC
- Ordinance
- LPA Transmittal Minutes
- City Commission Transmittal Minutes

*Minutes to Be Provided Upon Availability



Life's Just Better Here

**FINAL
PLANNING AND ZONING BOARD
COMMISSION CHAMBERS
2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305
MONDAY, JUNE 11, 2018 – 7:00 P.M.**

1
2
3
4
5
6

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

MEMBERS	ATTENDANCE
Nick Berry, Chair	P
Robert Cassidy, Vice Chair	P
Constance Ruppender	P
Tim Theisen	P
Michael Wright	A
Brad Sterl	P
Don D'Arminio	P
Jeffrey Ferraro (alternate)	P

Staff

Mike Cirullo, Assistant City Attorney
Roberta Moore, Community Development Services Director
Evy Kalus, City Planner
Brigitte Chiappetta, Prototype, Inc.

I. Call to Order

Chair Berry called the meeting to order at 7:00 p.m.

II. Roll Call

Roll was called by Ms. Chiappetta, and a quorum was present.

III. Pledge of Allegiance

IV. Approval of Minutes – May 7, 2018

Motion made by Board member Ruppender, seconded by Vice Chair Cassidy, to approve the minutes of the May 7, 2018, meeting with the following corrections:

- Page 2, line 27: insert the word "is" after "he"
- Page 2, line 31: "15 days" instead of "5 days"
- Page 6, line 38: "Rolli" instead of "Rolle"
- Page 8, line 12: "high" instead of "low"

Board member D'Arminio asked Ms. Moore if she had made a decision about the DRC comments coming to the Board (per page 6, lines 16-18, of the May 7 minutes). Ms. Moore did not think that providing the DRC comments would be necessary for the

1 Board. Once the plans come before the Board, they either meet the Code or they do
2 not.

3
4 In a voice vote, the motion passed unanimously (7-0).

5
6 **V. Public Comments – None**

7
8 **VI. Quasi-Judicial Public Hearing**

9
10 Chair Berry noted that the first item will not be heard at this meeting at the request of
11 the applicant.

12
13 Assistant City Attorney Cirullo pointed out there are two public hearings at the end of the
14 meeting which are not quasi-judicial. He explained the quasi-judicial process and
15 announced that those wishing to speak on the applications should raise their right hand
16 and be sworn in. Mr. Cirullo performed the swearing in for the hearings.

17
18 a) V 18-04
19 The Hemingway at Wilton Manors, LLC.
20 4303 NE 1 Terrace, Suite 2
21 Oakland Park, FL 33334

22
23 Stephanie J. Toothaker, Esq., Agent, on behalf of The Hemingway at
24 Wilton Manors, LLC., property owner, is requesting a variance to provide
25 six (6) perpendicular parking spaces with a length of sixteen feet, three
26 inches (16' 3") in lieu of eighteen feet (18') with the remainder of the
27 parking space forward of the wheel stop for a total eighteen feet, nine
28 inches (18' 9") instead of twenty feet (20') per Section 135-020(A)(4) of the
29 City's Unified Land Development for the property located at 610 and 612
30 NE 29 Drive, which has a Land Use designation of Medium Density
31 Residential (R-MD) and a Zoning Designation Multi-Family Residential
32 (RM-16).

33
34 **Motion** made by Board member Ruppender, seconded by Vice Chair Cassidy, to
35 continue V 18-04 to the July 9, 2018, meeting. In a voice vote, the motion passed
36 unanimously (7-0).

37
38 b) CU 18-01
39 Hamill & Hamill Partnership
40 2425 N. Andrews Avenue
41 Wilton Manors, FL 33311

42
43 Robert Allica, Agent, on behalf of Hamill & Hamill Partnership, property
44 owner, is requesting conditional use approval for automobile repair, minor
45 for the property located at 2425 N. Andrews Avenue, Wilton Manors, FL

1 33311, which has a Land Use Designation Commercial (C) and a Zoning
2 Designation of Central Business (B-2).

3
4 c) V 18-03
5 Hamill & Hamill Partnership
6 2425 N. Andrews Avenue
7 Wilton Manors, FL 33311
8

9 Robert Allica, Agent, on behalf of Hamill & Hamill Partnership, property
10 owner, is requesting a variance to provide an eleven foot six inch (11' 6")
11 landscaping buffer in lieu of a six (6) foot masonry wall per Section 150-
12 030(D) of the City's Unified Land Development Regulations when abutting
13 residential uses for the property located at 2425 N. Andrews Avenue,
14 Wilton Manors, FL 33311, which has a Land Use Designation Commercial
15 (C) and a Zoning Designation of Central Business (B-2).

16
17 d) SP 18-01
18 Hamill & Hamill Partnership
19 2425 N. Andrews Avenue
20 Wilton Manors, FL 33311
21

22 Robert Allica, Agent, on behalf of Hamill & Hamill Partnership, property
23 owner, is requesting site plan approval for new commercial building for the
24 property located at 2425 N. Andrews Avenue, Wilton Manors, FL 33311,
25 which has a Land Use Designation Commercial (C) and a Zoning
26 Designation of Central Business (B-2).

27
28 Chair Berry recommended that Mr. Allica give his entire presentation on the three items,
29 and then the Board will vote on each one separately.

30
31 Applicant:

32 Robert Allica, 2454 NE 13 Avenue, architect and agent, said that Hamill Firestone has
33 been in business in the same location for 45 years. They wish to expand in the empty
34 lot to the south of them with a free-standing building with four bays. They will need a
35 Conditional Use due to the zoning. They also need site plan approval and are
36 requesting a variance on the masonry wall separating the commercial from residential.

37
38 Questions from the Board:

39 Regarding the variance request for the wall, Mr. Allica explained there is existing
40 vegetation, and the root system is such that the continuous footing of a masonry wall
41 would be impossible without damaging a tree. A wood fence could be an alternative,
42 where they could hand-dig around existing root systems.

43
44 Mr. Allica noted that staff is recommending denial of the variance, so they are willing to
45 do a wood fence. The wood fence would also have landscaping in front of it.

1

2 Board member D’Arminio said, “there are two (2) residential homes behind the
3 proposed landscaping and it seems like a letter was received from one (1) of them. But
4 I didn’t see a letter from 114 NW 25 Street.” Mr. Allica responded they were unable to
5 contact them, but they were notified per requirements for site plan approval.

6

7 In response to a question, Mr. Allica stated that it was an arborist who determined the
8 masonry wall was impossible in the specified location due to its proximity to the trees.

9

10 Board member Sterl noted that the City lot behind Bona Pizza has a prefab masonry
11 wall, and asked if it had the same kind of footing, to which Mr. Allica responded it is
12 individual pads (not continuous) and most of them are big. He explained the root
13 system of a tree.

14

15 Mr. Allica advised that the house behind the property is vacant. He said they contacted
16 the owners, but did not know why it was vacant – it is owned by an attorney’s office.

17

18 Vice Chair Cassidy said he had three problems with the proposal, the first being
19 parking. He said the current site has 17-19 spaces and the redesign could provide 19
20 more spaces. He said that when he drove by the site on Friday, there were 24 cars in
21 the lot; on Saturday, there were 19 cars on the lot. On this day, he saw 31 cars in both
22 lots and four (4) in the bays. While noting it was not against Code, he expressed
23 concern that they were not adding more parking spaces.

24

25 Vice Chair Cassidy stated that his second problem with the proposal is the notion of the
26 separate entities: the new one being bays. If in the future, if the owner sells off the
27 property, there would be four (4) bays without the ability to do any business activity.

28

29 Thirdly, Vice Chair Cassidy noted that the wall of the building on the corner of 23 Street
30 and Andrews Avenue (the REEF building) faces the sidewalk. He was concerned that
31 the wall on the proposed site is similar, not leaving any room for cyclists or pedestrians,
32 who might fall into the ditch.

33

34 Vice Chair Cassidy did not like the layout, suggesting they could have added the bays
35 onto the existing building rather than creating a “hodgepodge.”

36

37 Mr. Allica addressed the parking. He said because of the layout of the site, they are
38 allowing fewer cars to be parked; that is part of the intention. He said that by limiting the
39 parking, people will have to come back rather than wait onsite while their car is being
40 worked on. Vice Chair Cassidy thought it was a parking nightmare and people would
41 park on side streets.

42

43 Mr. Allica disagreed, saying that that nobody would park in the back, with the 17-foot
44 landscaped buffer with trees. There will not be any parking from the driveway that a
45 vehicle would enter from the south to the bays. The only place someone could park

1 would be in front of the dumpster. He added they cannot add the bays to the existing
2 building due to an FPL easement that comes across from Andrews Avenue, and FPL is
3 not likely to abate the easement. As to Vice Chair Cassidy's point about "separate
4 entities," Mr. Allica said the easement is why they did not unify the two (2) buildings
5 under title.

6
7 While Vice Chair Cassidy preferred to see the parking up front (instead of the building),
8 Mr. Allica preferred the opposite. He said it is a matter of personal preference and
9 trends in parking.

10
11 Vice Chair Cassidy brought up the matter of the ditch (water retention area), and Board
12 member Ruppender asked where else it could be put. Mr. Allica said they could
13 perhaps make it shallower and put a deeper one in back.

14
15 Board member Ferraro asked if they did not want to have the masonry walls because
16 they would have to mitigate the trees with the County. Mr. Allica said that would be a
17 solution. Board member Ruppender mentioned that the shade trees are a wonderful
18 feature of the site.

19
20 Board member Ruppender asked about the landscaping in front of the fence, and Mr.
21 Allica stated that is required by Code for a buffer.

22
23 Chair Berry explained the requirements for a wood fence per Broward County, including
24 four (4) foot on center. Mr. Allica said sometimes they move the post due to tree roots.
25 Chair Berry had looked at the vegetation behind the existing building, which was
26 unkempt. The panels for the City parking lot fence are eight (8) foot on center. The
27 poles are 2 foot by 2 foot and 24 inches deep to hold the posts. The prefab panels are
28 concrete.

29
30 Mr. Allica said they looked at that as an alternative, but only found shorter panels.

31
32 Chair Berry said that such a fence could be brought forward eight (8) feet. He said a 2
33 foot by 2 foot section of tree roots could be cut out and not hurt the tree. He thought the
34 applicant's design was due to cost, and he recommended the prefab wall.

35
36 Mr. Allica said by coming out eight (8) feet, there would not be enough space for
37 landscaping. Chair Berry suggesting coming out seven (7) feet, and Mr. Allica said he
38 would consider that. Chair Berry stated he did not see the grounds for a variance.

39
40 Chair Berry asked if there would be unity of title between the two (2) entities, and Mr.
41 Allica replied in the negative. He asked if they would be required to bring the existing
42 building to Code, and Mr. Allica responded in the negative. Chair Berry was concerned
43 that the irrigation on the new site would not be used, similar to what is happening at the
44 original site.

1 Chair Berry reported he did not see the required stop signs at exits from the existing
2 site.

3
4 Vice Chair Cassidy said that the parking spaces on the north end of the building go over
5 the property line.

6
7 Considering the amount of money they are spending on the building, Mr. Allica
8 “guaranteed” the new landscaping would stay. He said Mr. Hamill is very much into
9 landscaping.

10
11 Board member Sterl thought the front of the building was “dull” and suggested some
12 enhancement like fake windows. Mr. Allica responded that they are putting in a green
13 wall on the east side. Board member Ruppender suggested a mural.

14
15 Board member D’Arminio noted that the landscaping requirements are for 116 shrubs,
16 and they are proposing 338. He assumed that was the landscape buffer in lieu of a
17 fence, and asked how many shrubs would be planted if the variance were to be denied.
18 Mr. Allica said the numbers would stay the same, but the size would be smaller.

19
20 Board member Theisen asked if they would be able to review a revised landscape plan
21 if a different type of wall were to be used. Chair Berry commented it would depend on
22 the speed with which the applicant would want to move forward. The board could
23 require it to come back to the board or go to City staff for review. He said that if the
24 variance is not approved, normally the applicant has to wait a month and come back to
25 the board. Staff would have to determine how it would be done.

26
27 Staff:

28 Evy Kalus, City Planner, provided an overview of the request and requirements for the
29 Conditional Use. Staff recommends approval of the Conditional Use application subject
30 to the six (6) conditions outlined in the staff report.

31
32 Ms. Kalus then spoke about the Variance request (to not do the wall) and criteria. Staff
33 recommends denial of the request since a six (6) foot masonry wall could be located
34 east of the west property line and not disrupt the existing tree canopy.

35
36 Ms. Kalus then addressed the site plan application, which is contingent upon approval
37 of the Conditional Use application and the Variance application. Based on the fact that
38 staff recommends denial of the Variance, staff also recommends denial of the site plan.

39
40 Questions to staff and answers were as follows:

- 41
- 42 • What is the purpose of the concrete wall?
 - 43 ○ Visual screening
 - 44 • Is the staff aware that the concrete wall would be difficult for the applicant?
 - 45 ○ Applicant provided documentation from the landscaping architect that the roots of all the trees would be damaged by the wall

- 1 ○ Staff did not discuss whether there could be a different location for the
- 2 fence forward of the property line
- 3 • Will the two lots remain separate by title?
- 4 ○ Yes, if the site plan is approved, staff would not require them to be joined.
- 5 If they wanted to operate separately, they would have to meet Code
- 6 requirements. If they renovated it, they would not need site plan approval,
- 7 unless the renovations required changes to parking requirements or
- 8 anything similar. The only link between the two is that they are doing a
- 9 shared parking agreement and a shared dumpster agreement.
- 10 • What was the primary reason for denial of the site plan?
- 11 ○ It is primarily because of the variance
- 12 • If the applicant were to commit to a different type of fence that did not require a
- 13 Variance, and the board approved the site plan on the condition that they would
- 14 do the fence as discussed at this meeting, could the board approve the site plan?
- 15 ○ Yes, if there was an ability to approve a site plan that met Code or
- 16 received a lesser variance (wood fence, for example), and the condition
- 17 that the plans that were resubmitted were consistent with that approval it
- 18 could be done. Since the design with the 8-foot slats meets Code, the
- 19 board would deny the variance and go right to the site plan, and approve it
- 20 subject to it being redrawn to have the required wall where it is needed. If
- 21 the applicant was unable to do that, they might have to come back to the
- 22 board for a site plan amendment. (Mr. Cirullo)
- 23 • After two DRC meetings, was staff not able to resolve the variance issue with the
- 24 wall? It was disappointing.
- 25 ○ Staff gives advice, but does not design sites. The applicant needs to meet
- 26 Code.
- 27 • Do the parking spaces on the original property bordering 25 Street encroach onto
- 28 the City street property?
- 29 ○ According to the survey, the property line dissects the spaces, but it is not
- 30 clear from the survey if they are in the right-of-way.
- 31 • Would the entity operate under one Business Tax Receipt or two?
- 32 ○ Two.
- 33 • Will they come back before the board with a sign application?
- 34 ○ Right now there is no signage on the new building. If they do add a sign
- 35 and it meets Code requirements, they would be permitted to do it by right,
- 36 through a building permit.
- 37 • Does staff believe the site plan can be done without a variance?
- 38 ○ Staff does not know, but there could be a possibility.

39
40 Public Comment

41 Chair Berry opened the floor to public comment on CU 18-01, V 18-03, and SP 18-01.

42
43 Hearing no comments, Chair Berry closed the floor to public comment on CU 18-01, V
44 18-03, and SP 18-01.

1 Response from Staff - None

2
3 Applicant

4 Board member Sterl confirmed that if the Board denies the variance and approved the
5 site plan on conditions, the applicant would agree to some change to the façade of the
6 Andrews-facing east portion of the building.

7
8 Mr. Cirullo advised that they should vote first on the Conditional Use application, then
9 the Variance, and then the Site Plan.

10
11 Board member Theisen asked the applicant what the cost would be for a concrete wall
12 and the cost for the prefab wall on top of landscaping costs. Mr. Allica replied that the
13 cost with the landscaping buffer is more than a wood fence. The cost of the masonry
14 wall was “exponentially greater.” When they first had the issue with the masonry wall,
15 they discussed moving it forward, but the arborist said they would have to move it past
16 ten (10) feet, and they have 11’6”; he recommended against it. Between the cost and
17 the distance, they opted not to pursue it. Mr. Allica could not recall the cost.

18
19 Board member Sterl asserted that the cost difference between the masonry wall and a
20 fence was not that much. Mr. Allica noted the size of the footings was different.

21
22 Chair Berry reminded the board that cost is a self-created hardship.

23
24 Mr. Allica emphasized that the location of the wall away from the main trunk of the tree
25 and the space that winds up being taken away from the client was not something they
26 wanted.

27
28 Board member Theisen expressed uncertainty whether the issue was money or
29 logistics. Mr. Allica stated they have a letter from the arborist that clearly states that the
30 roots should not be bothered.

31
32 Vice Chair Cassidy did not think the trees were associated with a hardship with the land,
33 citing a recent decision by the City Commission. Mr. Allica spoke in favor of keeping the
34 trees there, noting their size and age. Vice Chair Cassidy said he would not be
35 supportive of the project.

36
37 Ms. Moore advised that the documentation from the arborist indicating the justification
38 for the variance is attached to the plans. Board member D’Arminio noted that the letter
39 said, “installing the wall with a footer may have a significant adverse effect” - he
40 emphasized the word “may.” Chair Berry pointed out that was with a continuous footer
41 and believed that by coming back eight (8) feet, they should not be hitting any main
42 trunks. He said a 2 by 2 cutout would not hurt the tree.

43
44 Board member Theisen hoped they were deciding between no wall and a wall that
45 would not kill trees.

1
2 **Motion** made by Board member Theisen, seconded by Board member Ruppender, to
3 approve Conditional Use 18-01, Hamill Tire extension, subject to approval of Site Plan
4 18-01. In a roll call vote, the motion passed unanimously (7-0).

5
6 **Motion** made by Board member Ruppender to approve Variance 18-03, to provide an
7 11-foot six-inch landscaping buffer in lieu of a six-foot masonry wall per section 150-
8 030(d) of the City's Unified Land Development Regulations when abutting residential
9 uses, subject to approval of Site Plan 18-01 for the new commercial building.

10
11 Mr. Cirullo advised how to proceed with the motions.

12
13 Ms. Moore clarified that a concrete paneled wall is what the City constructed at 23 and
14 23, and that met Code.

15
16 Board member Ruppender withdrew her motion.

17
18 **Motion** made by Board member Ruppender, seconded by Board member Sterl, to deny
19 Variance 18-03 to provide an 11-foot six-inch landscaping buffer in lieu of a six-foot
20 masonry wall per section 150-030(d) of the City's Unified Land Development
21 Regulations when abutting residential uses.

22
23 Board member Theisen confirmed that if this motion passes, then they can address the
24 site plan and make a modification to it, as long as it meets the definition of a concrete
25 wall.

26
27 In a roll call vote, the motion passed unanimously (7-0).

28
29 Mr. Cirullo advised that if they need additional information from the applicant at this
30 point, they may call him back up.

31
32 Chair Berry believed the board is asking that the applicant do a concrete panel wall
33 seven (7) to eight (8) feet away from the property line, while still doing the required
34 landscape. The applicant would not have to come back before the board with a new
35 site plan.

36
37 Mr. Allica asked how they would control what happens beyond that wall if it is seven (7)
38 to eight (8) feet from the property line. Chair Berry said that they would still be
39 responsible for maintaining the landscaping. Mr. Allica said access would be blocked on
40 the west side to that portion.

41
42 Board member D'Arminio suggested that they approve the concrete panel wall and
43 allow the applicant and staff to figure out where to place it. Mr. Allica said what would

1 happen is that the installer, under the direction of an arborist, will start digging. He
2 cannot guarantee where the wall will be placed.

3
4 Ms. Moore said if the applicant is willing to work with staff, but if they cannot come up
5 with an amicable resolution, they would come back before the Planning and Zoning
6 Board.

7
8 Chair Berry suggested hiring an independent arborist to render a decision. He did not
9 agree with the opinion of the arborist that was hired by Mr. Allica.

10
11 Board member Sterl wished to add something about dressing up the façade on the east
12 side to the site plan. Perhaps staff could determine what that would look like.

13
14 It was noted that Condition #2 for site plan approval is removed, and Condition #1 is
15 already done.

16
17 Vice Chair Cassidy wanted to ask Mr. Allica about the east side of the building, and if it
18 would be possible to put in windows there. Mr. Allica wished to do something other than
19 windows, maybe a mural, some sort of fenestration other than glass for security
20 purposes. He would like time to develop something with the approval of staff. The
21 windows in the other building are in the showroom, but this wall is on a work bay, which
22 is a different scenario.

23
24 In response to a question by Board member Ruppender, Ms. Moore stated that they ask
25 that ideas for murals be presented to staff prior to being designed on the building itself.
26 They also cannot contain any commercial message. Board member Ruppender said
27 there are community organizations that could assist in the process.

28
29 Board member Theisen did not doubt the arborist's opinion, but asked if the applicant
30 could look into an alternate to a concrete wall that does not impact the trees. Mr. Allica
31 said the masonry wall is "impossible" because of its footing. He thought they might be
32 able to use the paneled concrete wall.

33
34 **Motion** made by Board member Ruppender, seconded by Board member D'Arminio, to
35 approve Site Plan 18-01, subject to:

36 1) Site plan approval is granted based on the site plan prepared by Robert
37 C.

38 Allica, Architect Sheet A1, Sheet D1, Sheet PM1 and Sheet A2 date
39 stamped May 14, 2018; Landscaping Plan prepared by Kimberly Moyer,
40 RLA Sheet L-1 date stamped May 14, 2018.

41 2) Implementation of sustainable requirements based on the green building
42 components of Article 170 of the ULDR as specified in the letter prepared
43 by Robert C. Allica, Architect Pages 1-2 date stamped received March 14,

- 1 2018,including providing the documentation and specifications detailed
2 therein at the time of submittal of the first building permit.
3 3) Enter into shared parking and dumpster agreement with two (2) parcels
4 owned by Hamill & Hamill Partnership (4942270100 and 4942270100)
5 prior
6 to issuance of any building permit, subject to review by City Attorney and
7 may require an Opinion of Title from the property owner.
8 4) All site specific utilities must be underground.
9 5) The applicant will work with City staff to identify alternative fencing
10 solutions that meet Code.

11
12 Board member Sterl offered a friendly amendment (#8): to have the applicant work with
13 City staff to identify an artistic treatment of the east wall; that is, a mural or some other
14 kind of site enhancement.

15
16 Attorney Cirullo requested that they include #1 as a condition.

17
18 Board member Ruppender amended her **motion** to include, subject to numbers #1, 3,
19 4, 5, 6, 7, and 8. Board member Sterl seconded the motion. In a roll call vote, the
20 motion passed (6-1), with Vice Chair Cassidy opposed.

21
22 Chair Berry called for a recess at 8:32 p.m., and called the meeting back to order at
23 8:38 p.m.

24
25 e) SP 18-05
26 CT Capital Ltd.
27 200 Park Central Boulevard
28 Pompano Beach, FL 33064
29 Wilton Manors, FL 33311

30
31 Robert Allica, Agent, on behalf of CT Capital Ltd., property owner, is
32 requesting site plan approval for exterior improvements to existing
33 commercial building for the property located at 2309 N. Dixie Highway,
34 Wilton Manors, FL 33305, which has a Land Use Designation Transit
35 Oriented Corridor (TOC) and a Zoning Designation of Transit-Oriented
36 Corridor South District (TOC South).

37
38 Board member Sterl recused himself from the vote, stating he has a financial interest in
39 the business across the street.

40
41 Applicant:

42 Mr. Allica, architect and agent, said the property is a restaurant/bar that has been empty
43 for some time. They now have a tenant who has been updating the interior with a state
44 of the art kitchen and are ready to open up the building. The tenant wants to create an

1 outdoor sitting area that will involve relocating three parking spaces. The parking count
2 still meets Code.

3
4 Mr. Allica said that security – protection of vehicle traffic – is a concern to staff and the
5 Police Department. They designed planters/seats so they are “indestructible.”

6
7 Questions from the Board

8 Board member D’Arminio asked what the hours of operation would be for the outside.
9 Mr. Allica said they would be the same as for inside, but he did not know what those
10 were. It will serve “contemporary food” with a highly qualified chef. They do have a full
11 liquor license. Board member D’Arminio expressed concern that there was a residential
12 street behind the site and asked if there would be amplified music on the patio. Chair
13 Berry stated that under City Code, they are not allowed to play amplified music on the
14 exterior.

15
16 Chair Berry noted there is egress at the back of the building, but no candle footage
17 there. He suggested some lighting at the very westerly portion of the property. Mr. Allica
18 agreed.

19
20 Chair Berry also said there is no lighting proposed for the patio. Mr. Allica said the
21 photometrics were approved, and the lighting for the outdoor seating area will be
22 provided as they go along – it is not part of the site plan. He confirmed there would be
23 lighting there. Mr. Allica said they do not have any lighting scheduled for the egress on
24 the west side of the property, but if that is a concern, they will come up with something.

25
26 Staff

27 Ms. Kalus provided the staff report. The site plan for the existing building was
28 previously approved by the Planning and Zoning Board on November 14, 2011. The
29 scope of changes to the site plan are the patio areas discussed, removing the side door,
30 and changing the front door and the front window area.

31
32 Staff recommends approval of the site plan subject to the two (2) conditions mentioned
33 in the staff report. She pointed out the second condition: revise site plan to include two
34 (2) one hundred (100) gallon propane tanks at the rear of the building with landscape
35 screening. She said the location of the tanks will be the northwest corner of the
36 property. They will be above ground.

37
38 Board member Theisen asked if the propane tanks would have an effect on the walkway
39 there, and Ms. Kalus did not think there would be room for it. To get from the parking lot
40 to the building, patrons would go from the front or through the outdoor seating area. Mr.
41 Allica said there is a narrow pathway that can be used for staff only.

42
43 Vice Chair Cassidy confirmed that they included the outdoor seating area when they did
44 the parking calculations.

1
2 Public

3 Chair Berry opened the floor to public comment on SP 18-05.

4
5 Hearing no comments, Chair Berry closed the floor to public comment on SP 18-05.

6
7 **Motion** made by Board member Ruppender, seconded by Board member D'Arminio, to
8 approve SP 18-05, with the following conditions:

- 9 1) Site Plan prepared by Robert C. Allica, Architect, Allica Architectural Group,
10 Sheet SP1 and SP2; date stamped received on May 15, 2018.
11 2) Revise site plan to include two (2) one hundred (100) gallon propane tanks at
12 the rear of the building with landscape screening.

13 Chair Berry added a third condition: Lighting at west egress and west patio that is
14 sufficient with staff. Board member D'Arminio agreed with the amendment.

15
16 In a roll call vote, the motion passed (7-0), with Board member Sterl abstaining.

17
18 **VII. Public Hearing**

- 19
20 a) Amendments to Article 135-030 of the Unified Land Development Regulations
21 related to Joint Use Parking.

22
23 Roberta Moore, Community Development Services Director, stated that the last two
24 pages of the document (pages 7 and 8) are the focus of discussion for the proposed
25 regulations on joint use and offsite parking facilities per Section 135-030, Subsection C
26 of the ULDRs.

27
28 Ms. Moore said staff is trying to create a streamlined approach for the businesses that
29 need to use parking from another parcel. Specifically, they wish to clarify the offsite
30 facility parking agreement. They request that City staff has the ability to require certain
31 points in the agreement and approval by the Community Development Services
32 Director. If the agreement is modified at any time, it will be provided back to the City
33 within five (5) days.

34
35 Ms. Moore advised that when they analyze Business Tax Receipts (BTRs), they look for
36 a business plan and to verify that businesses provide sufficient parking. If businesses
37 cannot provide that parking on their site, they have to come to some agreement with
38 adjacent properties.

39
40 In response to a question by Board member Ruppender, Ms. Moore said that this
41 amendment will not affect valet parking in residential neighborhoods.

42
43 Board member Sterl asked if a specific situation brought this item up, and Ms. Moore
44 replied there have been a number of issues – she has not been able to sign off on some
45 BTRs because they do not have an agreement regarding parking. She explained the

1 review process for the agreement, noting there is fee required by Code, but the
2 Department does not have a fee in their fee schedule. There are currently two BTRs
3 that are being delayed.

4
5 In response to a question by Board member Sterl, Ms. Moore said that they can access
6 the BTRs to see if one property is selling parking to multiple other businesses. The
7 parking agreement would be located in the BTR files of both the business seeking
8 parking and the business offering parking.

9
10 A business that wants to offer multiple agreements would first have to meet their own
11 parking requirements. Then they could offer their extra parking spaces – which would
12 be specifically allocated - for an agreement.

13
14 Vice Chair Cassidy asked how the nine (9) items in the agreement originated. Ms.
15 Moore explained they are typically the items that the City Attorney's office requests for
16 agreements, so staff is trying to be pro-active. They could also have examples that the
17 businesses could use.

18
19 Noting that the City just built the lot on NE 23 Drive and NE 11 Avenue that has three
20 back-out parking spots, Board member D'Arminio thought it was "interesting" that back-
21 out parking is not permitted onto a public road in the agreement. Ms. Moore said the
22 spots in the parking lot were discussed as part of a variance process. She elaborated
23 that the Code was there when they brought the variance forward – they were trying to
24 maximize the number of parking spaces.

25
26 In the case of a property owner who wants to offer his parking lot after his own business
27 hours, Ms. Moore said the property owner could request an alternate parking analysis
28 through the Community Development Services Director. It could be done.

29
30 Chair Berry opened the floor to public comment on the Amendments to Article 135-030.

31
32 Hearing no comments, Chair Berry closed the floor to public comment on the
33 Amendments to Article 135-030.

34
35 **Motion** made by Board member Ruppender, seconded by Board member D'Arminio, to
36 recommend the amendments to Article 135-030 of the ULDR related to Joint Use
37 Parking as written. In a voice vote, the motion passed unanimously (7-0).

38
39 b) Amendments to Articles 35-070 and 35-080 of the Unified Land Development
40 Regulations relating to Traditional Neighborhood Overlay District.

41
42 Ms. Moore reported that staff noted a discrepancy in the Code when they were
43 reviewing the application for the pre-application meeting for the project on NE 21 Court.
44 They propose clarifying the density in Section 35-070 and removing the density issue in
45 Subsection 030-080. The purpose would be to be able to utilize flex units, which

1 increases the density permitted by the Land Use and still have the ability for a property
2 owner to have the number of units that they would seek. The way the Code is currently
3 written is inconsistent.

4
5 Board member Theisen confirmed that Zoning and Land Use can be inconsistent, and
6 asked if the Board could ignore the zoning district density if they are about to approve a
7 different land use under the traditional Neighborhood Overlay designation. Ms. Moore
8 replied in the negative and explained they are clarifying that by the allocation of flex
9 units there is a density bonus in the TNOD that could increase the density. It only
10 applies with the granting of flex units (bonus density).

11
12 Ms. Moore emphasized that fixing this matter is not only to address the specific project
13 that came up, but that it came to light as they were going through the application.

14
15 Chair Berry opened the floor to public comment on the Amendments to Article 35-070
16 and 35-080.

17
18 Hearing no comments, Chair Berry closed the floor to public comment on the
19 Amendments to Article 35-070 and 35-080.

20
21 **Motion** made by Board member Sterl, seconded by Board member Theisen, to
22 recommend approval of the amendments to Articles 35-070 and 35-080 of the ULDRs
23 relating to Traditional Neighborhood Overlay District as written. In a voice vote, the
24 motion passed unanimously (7-0).

25 26 **VIII. Staff Comments**

27
28 In response to a question, Ms. Moore said that before they would get the NE 21 Court
29 project back, the proposed ordinance has to go before the City Commission. She
30 hoped it would be ready by the September, 2018, Planning and Zoning Board meeting.

31
32 She said that the designs and elevations were similar to those presented at the pre-
33 application meeting. Board member Sterl said he had asked they change the exterior
34 wall and the applicant had agreed. Ms. Moore said she would take a look at it.

35
36 Board member D'Arminio asked if there were any other issues with the DRC meeting for
37 that project, and Ms. Moore did not recall any. He said the site is in dire need of
38 redevelopment. Ms. Moore said they could address the property once the City
39 Commission approves the ordinance.

40
41 Ms. Moore mentioned there will be a request at the July meeting to cancel the August
42 board meeting to coincide with a break from the City Commission meetings. There
43 were no objections, so Ms. Moore announced the August meeting was cancelled.
44

1 Ms. Moore thanked Board member Ruppender and Board member Ferraro for all their
2 service to the board and presented them with Certificates of Recognition.

3
4 Board member Ruppender recalled that the board had recommended three (3) different
5 options to the City Commission on how to handle the vacation home rentals that were
6 beginning to pop up. She said the City Commission ignored all three (3)
7 recommendations and banned the rentals, which resulted in a lawsuit that the City lost.
8 She said she now has three (3) vacation rentals across the street from her house.

9
10 Board member Sterl asked for a status report on the Walmart, and Ms. Moore said it is
11 going through final approval with the City of Oakland Park.

12
13 Board member D'Arminio asked for an update on the Biergarten. Ms. Moore stated it
14 changes day to day, and staff is unsure what is going on. However, at the corner of NE
15 6 Avenue and Wilton Drive, there is a paver area that is part of the City's property. The
16 City is no longer in any type of agreement with any business for them to use that area.
17 She said the City is considering what to do with the property. Utility box wraps were
18 mentioned as a project.

19
20 Board member Theisen asked about the possibility of a hotel in the Sherwin Williams
21 building, and Ms. Moore said the City has a consultant on board who is assisting the
22 City looking into hotel sites.

23
24 Board member Theisen said that the Lev's on the corner of NW 29 Street and Andrews
25 Avenue is in the process of foreclosure, and there might be someone interested. Ms.
26 Moore said the property is going through the process with the City, and she and Ms.
27 Kalus have met with a developer who may be interested.

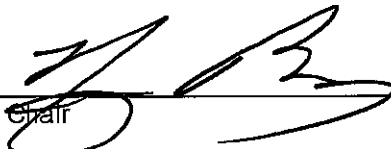
28
29 Board member Theisen confirmed that the board could revisit a site plan that has been
30 approved if something new is added.

31
32 **IX. Board Comments - None**

33
34 **X. Adjournment**

35
36 Upon motion duly made and seconded, the meeting was adjourned at 9:22 p.m.

37
38 [Minutes transcribed by J. Rubin, Prototype, Inc.]

39
40
41
42
43
44 
45 PZ Chair


Date

MINUTES



REGULAR CITY COMMISSION MEETING Tuesday, June 11, 2019 7:00 P.M. – COMMISSION CHAMBERS

CALL TO ORDER

Mayor Flippen called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was led by Robert Boo, Executive Director of the Pride Center.

ROLL CALL

City Clerk Faith Lombardo called the roll. Present were Mayor Justin Flippen, Vice Mayor Tom Green, Commissioner Julie Carson, Commissioner Gary Resnick, and Commissioner Paul Rolli. Also in attendance were City Manager Leigh Ann Henderson and City Attorney Kerry Ezrol.

WELCOME AND INTRODUCTION OF GUESTS

Vice Mayor Green welcomed all to the meeting, recognizing former Mayor John Fiore, President of Central Area Neighborhood Association (CANA) Ray Carrier, and the President of the East Neighborhood Association (ENA) Martin Nixon. Vice Mayor Green commented on the 50th anniversary of the Stonewall riots.

ADDITIONS/CHANGES/DELETIONS

None.

PROCLAMATIONS

LGBT+ PRIDE Month

Mayor Flippen read the proclamation and then called up Robert Boo, Executive Director of the Pride Center, and the Executive Director of Stonewall National Museum and Archives Larry Karnoff to receive copies of the proclamation. Mr. Karnoff thanked the City Commission for the proclamation and shared some background on the Stonewall riots and the progress made since then.

AIDS HealthCare

Mayor Flippen read the proclamation and called up Ebony Crispen from AIDS Healthcare Foundation and Matthew Gill, Vice President of Wilton Art, to accept the proclamation. Ms. Crispen expressed her appreciation for the proclamation and commented on the atmosphere of acceptance in Wilton Manors.

COMMENTS FROM THE PUBLIC

Karl Lentzer, 1465 NE 24 Court, encouraged the Commission to appoint a new group of residents to the Recreation Advisory Board. He stressed the need for diversity and inclusiveness.

Chris Caputo, 308 NE 27 Drive, spoke about the original patrons of Stonewall Inn and said they should not be forgotten. He also shared his appreciation for the City Commission members who voted in support of affordable senior housing.

Daniel Rahm, 611 Kensington Place, commended Finance Director Bob Mays and Assistant Director Carol Conol for their work in preparing for the recent audit. Regarding the upcoming budget process, Mr. Rahm suggested that the City keep the operating expenses at the same level as the prior year. He also recommended that the City refrain from hiring additional staff. [Documents attached]

Paul Kuta, 500 NE 28 Street, verbatim notes attached.

Benjamin Little, 2525 NW 3 Avenue, verbatim notes attached.

Martin Nixon, 2307 NE 15 Terrace, supported the reappointment of John Fiore to the Recreation Advisory Board. Mr. Nixon thought that Mr. Fiore exceeds the expertise and experience to continue to serve on the Advisory Board. Mr. Nixon also suggested that qualifications to serve on the community advisory boards should be more detailed as to qualifications and the procedure for appointments.

Michael Rajner, 2607 NE 8 Avenue, spoke as Chair of the Charter Review Board. He announced the officers and members of the Board and the upcoming meeting on June 17. The meetings will be live-streamed through the City's website, and the agenda is available online. Members of the public can submit comments or questions for the meeting via email at charterreview@wiltonmanors.com. Mr. Rajner commented on the ample opportunities for public input at the meetings.

Father Jamie Forsythe, 822 NE 19 Terrace, Fort Lauderdale, stated he is the pastor at Holy Angels Catholic Community in Wilton Manors and also the Vice President for Development of the Wilton Manors Entertainment Group. He provided an update on the Stonewall Festival, noting they will have 80 vendors and over 100 entries in the parade. He thanked the City staff for all their work on the event.

Carl Shearer, 325 NE 25 Street, commented that he is currently serving on the Recreation Advisory Board. He mentioned that a draft procedure for renaming public spaces has been developed and will be reviewed by the Board at their next meeting.

CONSENT AGENDA

Vice Mayor Green pulled the minutes of the February 26, 2019, Station Area Master Plan Workshop, and the March 28, 2019, Goals & Objectives Workshop minutes.

Commissioner Carson moved to approve the balance of the Consent Agenda, as it appears below.

Commissioner Rolli seconded the motion, which prevailed by unanimous roll call vote (5-0).

Minutes from the Following Commission Meetings:

- March 12, 2019 Regular Meeting
- March 26, 2019 Regular Meeting
- April 9, 2019 Regular Meeting

Invoices

Goren, Cherof, Doody & Ezrol, P.A.

Consent Resolutions

Resolution No. 2019-052:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS OF THE CITY OF WILTON MANORS TO EXECUTE A PARKING LOT LICENSE AGREEMENT WITH DN3 PROPERTIES, LLC FOR THE VACATED-RIGHT-OF-WAY LOCATED AT NE 11TH AVE, WILTON MANORS, FL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Items Pulled from the Consent Agenda

February 26, 2019 Station Area Master Plan Workshop Minutes

Vice Mayor Green moved to approve the February 26, 2019, minutes, and Commissioner Carson seconded the motion.

Vice Mayor Green explained that the content of the meeting was very important and deserved a special mention.

Motion prevailed by unanimous roll call vote (5-0).

March 28, 2019 Goals & Objective Workshop Minutes

Vice Mayor Green moved to approve the March 28, 2019, minutes, and Commissioner Resnick seconded the motion.

Vice Mayor Green pulled this set of minutes so that it could be considered on its own.

Motion prevailed by unanimous roll call vote (5-0).

(End of Consent Agenda)

BOARD APPOINTMENTS RESOLUTIONS

Resolution No. 2019-051: (City Clerk)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA, APPOINTING FOUR (4) MEMBERS TO THE RECREATION ADVISORY BOARD OF THE CITY OF WILTON MANORS, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Flippen explained the procedures for the selection and invited the applicants for the Board to come forward to address the Commission:

- Kareem Awadalla
- Timothy Evans
- John Fiore
- Matthew Gill
- Michael Miranda
- Cory Keester- O’Mills
- Ryan Hanson
- Gibson Leon Segura

Applicant Rick Wetzler was unable to attend.

Mayor Flippen instructed the Commission to score the applicants and provide their ballots to the City Manager for tallying.

During the vote tally, the following items were addressed out of order.

NEW BUSINESS (taken out of order)

Florida League of Cities 93rd Annual Conference Voting Delegate

Commissioner Resnick moved to name himself as the voting delegate and Vice Mayor Green as the alternate voting delegate. Vice Mayor Green seconded the motion, which prevailed by unanimous roll call vote (5-0).

REPORTS FROM BOARDS AND ADMINISTRATIVE OFFICIALS (taken out of order)

City Attorney’s Report

Shawna Bridgeman, from the City Attorney’s Office, introduced herself and stated she had nothing to report.

REQUEST FOR PLACEMENT OF ITEMS ON NEXT MEETING AGENDA (taken out of order)

Commissioner Carson requested a proclamation for the owner/editor – Anne Siren - of the *Pelican Newspaper*, which was recently sold. The proclamation would honor her not only for her work on the *Pelican*, but also for her community contributions.

Commissioner Resnick requested revisiting the City policy with respect to storm preparation, power outages, and related communication with residents.

Mayor Flippen requested that the Police Department and City Manager provide an update and status report on the 9-1-1 call system at a future meeting.

At this time, the meeting returned to the results of the tally.

Mayor Flippen announced that the following individuals were elected to serve on the Recreation Advisory Board: John Fiore, Matthew Gill, Ryan Hanson, and Corey Keester-O’Mills.

Commissioner Resnick moved to approve, and Commissioner Rolli seconded the motion.

Commissioner Resnick thanked all applicants and commented on their valuable experience and backgrounds. He also remarked that it has been suggested doing away with Don Isley Park, but several of the applicants named it as their favorite park.

Motion prevailed in unanimous roll call vote (5-0).

PUBLIC HEARINGS

Ordinance No. 2019-006: (*Community Development Services*)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA AMENDING ARTICLE 30 OF THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR), ENTITLED "URBAN CENTER MIXED-USE DISTRICTS"; AMENDING SECTIONS 030-060, ENTITLED "DETAILED TABLE OF PERMITTED AND PROHIBITED USES"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Lombardo read the ordinance by title only.

Commissioner Carson moved to approve Ordinance No. 2019-006, and Vice Mayor Green seconded the motion.

City Manager Henderson introduced the item, noting that the amendment would allow permitted uses such as coffee shops and teahouses with drive-throughs as a Conditional Use.

Community Development Services Director Roberta Moore gave a PowerPoint presentation on the amendment. [Attached]

Mayor Flippen opened the floor to public comment on Ordinance No. 2019-006.

Hearing no comments, Mayor Flippen closed the floor to public comment on Ordinance No. 2019-006.

Commissioner Rolli confirmed that the ordinance includes all the Transit Oriented Corridors (TOCs) with the exception of the Wilton Arts & Entertainment District.

Ms. Moore clarified the definition of a Conditional Use.

Vice Mayor Green asked if the reason for the original suggestion to include only the East TOC was based on the perception that the other two TOCs probably could not have feasible drive-through areas. Ms. Moore concurred, explaining that the properties along NE 26 Street have more depth and more ability for redevelopment, whereas the North and South TOCs have shallower properties.

Ms. Moore clarified that the intention for only adding coffee and tea drive-throughs is to limit the types of businesses that would have drive-throughs. Drive-through cleaners and fast food drive-throughs will not be allowed. There are two drive-through restaurants on Oakland Park Boulevard which were approved many years ago.

Commissioner Carson said she has heard requests for a drive-through coffee shop on Wilton

Drive. Ms. Moore believed a tea or coffee shop would be most beneficial along NE 26 Street or Dixie Highway, rather than on Wilton Drive.

In response to a question by Commissioner Resnick, Ms. Moore stated that the Planning and Zoning Board and also the City Attorney have discussed the definition of “gourmet coffee.” Staff believes that the definition in the ordinance as part of the Conditional Use criteria will be sufficient. She added that the drive-throughs (coffee shop, teahouse, pharmacy, and bank) will be a Conditional Use in the TOC East, South, and North.

Ms. Moore confirmed for Commissioner Resnick that Conditional Uses are approved by the Planning and Zoning Board per the Unified Development Land Regulations (ULDRs).

Ms. Moore stated that staff will consider drive-throughs on the Oakland Park Boulevard and Andrews Avenue Corridor as a separate item.

In order to clarify for Commissioner Resnick, Ms. Moore stated that the standards for Conditional Use are found under Section 105-040, Subsection B and are what the Planning and Zoning Board should review for Conditional Use.

Commissioner Resnick asked if “novelty items” could be defined; Ms. Moore explained that was mentioned as a way to eliminate any use other than what was specified, and staff will clarify it for the next reading.

Vice Mayor Green verified that the ULDRs can be changed by the City Commission.

Motion to approve Ordinance No. 2019-006 prevailed by unanimous roll call vote (5-0).

Ordinance No. 2019-005: *(Community Development Services)*

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA, ADOPTING A LAND USE PLAN AMENDMENT TO THE CITY OF WILTON MANORS’ COMPREHENSIVE PLAN IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES, SPECIFICALLY SECTION 163.3184, FLORIDA STATUTES, FOR THE PROPERTY CONSISTING OF APPROXIMATELY 117.8+ GROSS ACRES IN SIZE, LOCATED ALONG THE SOUTH SIDE OF OAKLAND PARK BOULEVARD FROM INTERSTATE 95 EAST TO NE 6TH AVENUE, SOUTH ALONG THE WEST SIDE OF NE 6TH AVE TO THE RIVER AND ALONG THE EAST AND WEST SIDES OF NORTH ANDREWS AVENUE SOUTH OF OAKLAND PARK BOULEVARD TO THE FORT LAUDERDALE CITY LIMITS, APPROXIMATELY 1-2 LOTS DEEP (“PROPERTY”); TO CHANGE THE “COMMERCIAL, COMMUNITY FACILITIES, LOW-5 RESIDENTIAL, LOW-MEDIUM 10 RESIDENTIAL, AND MEDIUM-16 RESIDENTIAL” FUTURE LAND USE DESIGNATION TO “TRANSIT ORIENTED CORRIDOR” FUTURE LAND USE DESIGNATION; PROVIDING FOR AMENDMENT TO THE OFFICIAL FUTURE LAND USE MAP TO REFLECT SUCH CHANGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Lombardo read the ordinance by title only.

Commissioner Resnick moved to approve Ordinance No. 2019-005, and Commissioner Carson seconded the motion.

City Manager Henderson introduced the item, and Ms. Moore gave a presentation on the amendment. [Attached]

Mayor Flippen opened the floor to public comment on Ordinance No. 2019-005.

Ron Burr, 616 NW 30 Court, pointed out a misprint that says “NW 31 Court.” Due to the already congested area, he was glad to see that a traffic study will be done on Oakland Park Boulevard. He hoped the public would continue to be well-informed and included in the conversation. Mr. Burr did not want the “small town” atmosphere to get lost in redevelopment.

Richie Lightner, 307 NE 5 Terrace, said he lives in a very small area of Wilton Manors that is not on the island. He stated that “nobody” ever comes to his neighborhood to talk to him about plans for the area. He also commented on the “horrendous” traffic on Oakland Park Boulevard.

Jason Bennett, 14 NE 27 Drive, stated he is generally in favor of the plan, but wanted more information regarding how a TOC could affect his neighborhood.

Peter Flint, 101 Almar Drive, stated he lives about two blocks east of Andrews Avenue and supported the plan. He said Andrews Avenue was a forgotten commercial corridor and hoped the change would encourage future investment.

Robert Celli, 232 NW 24 Street, spoke in favor of the improvements for Oakland Park Boulevard. However, he wanted to make sure it was not overbuilt and that the residents in the area know what to expect.

Martin Lawlor, 232 NW 24 Street, stated that communication with the residents is the key to the success of the project and asked for more transparency. He was against overdevelopment of Oakland Park Boulevard and did not want to see a bigger divide in the City between the east and west sides.

Hearing no further comments, Mayor Flippen closed the floor to public comment on Ordinance No. 2019-005.

Noting that the proposal for Land Use change has been continuing for several years, Commissioner Rolli asked how many public meetings had been held. Ms. Moore responded that a noticed public meeting had been held with regard to this particular project, with notices sent within a previous boundary area of 300 feet. The notice for this meeting was 300 feet within the proposed boundary. The map and addresses of those notified are included in the backup.

Ms. Moore confirmed that Land Use does not dictate height limits and outlined the next stages in the process: rezoning, creation of the zoning district, and regulations specific to that zoning district.

Commissioner Carson encouraged the community to reach out to one of the Commissioners for information on the process.

Commissioner Resnick commented on the number of public meetings and workshops held on the project. He also mentioned that this is not the last hearing, and even if approved at this meeting, does not mean that major changes will occur immediately.

Ms. Moore advised that this hearing is considered a “transmittal hearing” – once it is transmitted to the State, the City also has to apply to Broward County, which will have two public hearings at the Planning Council and two public hearings at the County Commission. After the County and the State have completed their approvals, the project will be brought back to the City Commission for an adoption hearing.

Ms. Moore continued staff will do community outreach with a consultant to get input from residents, business owners, and property owners. It will go before the Planning and Zoning Board and then back before the City Commission for a minimum of two readings to create regulations; there are then two readings for rezoning.

Commissioner Resnick expressed his displeasure at the prospect of additional traffic on Oakland Park Boulevard. He could not see how additional density could be added if people have to travel on Oakland Park Boulevard to reach it. Commissioner Resnick also recommended that the City create incentives to the property owners on Andrews Avenue to improve their properties.

Commissioner Rolli reiterated that he is available for residents to call him with input.

Vice Mayor Green said he still disagrees with the last vote to remove a street due to unfounded fears by some residents about a project that was created by professional planners. Extra costs will be involved, especially since the piece was in the center of the project. He was also surprised at the large number of non-homesteaded properties on that street.

Vice Mayor Green continued, stating that the whole idea of the project is to encourage private investment. The plan is to help the City decades into the future. He said that land consolidation would be necessary on Oakland Park Boulevard in order to get lots big enough to build on. Another issue to contend with will be parking.

Regarding transportation issues on Oakland Park Boulevard, Vice Mayor Green stated that the MPO and the State and Federal governments need to see something in the Land Use Regulations indicating a reason to spend money to make changes. If there is evidence of increased density, there is the possibility for mass transit.

Mayor Flippen relayed the progression of his thoughts on the ordinance. He said that the removed street was a missed opportunity relative to the section of the TOC. Mayor Flippen stated he is, however, in favor of the ordinance and believed the rest of the TOC should and will proceed forward.

Motion to approve Ordinance No. 2019-005 prevailed by a roll call vote (4-1), with Vice Mayor Green opposed.

UNFINISHED BUSINESS

None.

REPORTS FROM BOARDS AND ADMINISTRATIVE OFFICIALS

City Manager's Report

City Manager Henderson asked Assistant Police Chief Blocker to provide information on the Stonewall security efforts and planning. Assistant Police Chief Blocker provided the following update:

- Five months have been spent planning for the event
 - Over 10 law enforcement agencies have worked together
 - The Department is prepared and ready, including SWAT operators, foot patrols, drone units, tactical bike patrols, rapid response teams, and crime analysts
- No threats have been directed at the event
- Participants need to stay hydrated
- Use the Safer Watch app to communicate with law enforcement or call 911
 - The app will be publicized for the community

City Manager Henderson reported that the State legislature did not fund the City's request for a legislative appropriation, despite hard work by City staff and volunteers to make it happen. She said the City will continue to pursue an appropriation for the next session.

City Manager Henderson reminded the Commission that they had moved the first meeting in October to the prior Monday (October 7) to accommodate Yom Kippur. She wanted to confirm the change. Mayor Flippen wanted to have two meetings every month and said the Commission could have more discussion as the time approaches. Commissioner Resnick confirmed other calendar changes.

Commissioner Resnick asked for a report at a future meeting as to what was considered at the upcoming FAA workshop.

In response to a question from Commissioner Resnick, City Manager Henderson stated the City has several projects pending with the Inland Navigation District for Phase One dredging. Todd DeJesus, Grants Manager, recently went to Tallahassee to meet with grant staff at several agencies. Commissioner Resnick asked that there be a report on results of grant applications on future agendas.

City Attorney's Report

Addressed earlier.

NEW BUSINESS

Discussion of Boards and Committees and eligibility requirements *(Requested by Commissioner Rolli)*

Commissioner Rolli wanted to make sure that the most professional individuals who are qualified are applying for board positions. He would also like to see consistent rules and procedures defined by staff to attract the best applicants, and have the boards operate efficiently.

Commissioner Rolli mentioned the following items for clarification/improvement:

- Some discrepancies regarding residency requirements for board membership
- A policy or procedure of how a board meeting should be run, including items such as the

preparation of the agenda

- The role of the staff liaison in attending meetings and taking or reviewing minutes
- Board applications that allow for more detailed information

Commissioner Carson agreed with the need for standardizing the operating procedures, allowing for public comment at each meeting, and suggested individualized applications for each of the boards. She also wanted to have a way to create and maintain diversity on the boards.

Vice Mayor Green wanted to confirm that being a City resident was a board requirement, and City Manager Henderson stated that not every board has a specific residency requirement in the Code. Vice Mayor Green also believed that residents who are not registered to vote should be allowed to serve on a committee.

Commissioner Resnick thought the City should do more aggressive recruiting for purposes of diversity and speculated on why some people do not apply.

Vice Mayor Green pointed out that the Commission did not rank the applicants for the Charter Review Board, and favored each Commissioner being able to choose a “diverse” person. He thought the current ranking system plays a role in non-diverse boards. Most cities appoint people, rather than ranking them.

Mayor Flippen noted that interest in board membership is high, but maybe the method of appointment or the way in which the Commission fill seats on the board could affect diversity of its members. He suggested a “bonus point” to applicants who have gone through Island City University or another program that proves their interest in the City.

Mayor Flippen asked City Manager Henderson if updates could be done through a Code rewrite, or through the Charter Review Board, and she will relay that information to the Chair of the Board.

Commissioners were asked to provide information to City Manager Henderson on how to make the board operations more uniform.

Commissioner Rolli commented that at the last City Commission meeting, the Commission gave direction to the Community Affairs Advisory Board (CAAB) to review the application process to get more diversity in the applicant pool. He noted that the item was tabled at the last CAAB meeting.

Discussion of naming designation of streets, parks and other municipal facilities

City Manager Henderson reported that staff is beginning to draft a policy for naming public places and asked for Commission direction.

Mayor Flippen thanked City Manager Henderson for the draft in the backup. He asked the Commission to provide input separately and individually with the City Manager within the next two weeks. Mayor Flippen also concurred with comments from the public that the policy need not be overly complicated.

Commissioner Resnick wanted to see what the Recreation Advisory Board created as a draft policy before reinventing the wheel, and Commissioner Carson wanted the policy to come before the Commission in draft form.

Commissioner Rolli reiterated that the policy would not just apply to parks, but to streets and municipal facilities.

Mayor Resnick brought up the possibility of having sponsorship naming and thought the City should look into that, especially considering the fiduciary impact.

Florida League of Cities 93rd Annual Conference Voting Delegate

Addressed earlier.

REQUEST FOR PLACEMENT OF ITEMS ON NEXT MEETING AGENDA

Addressed earlier.

Commissioner Resnick questioned if there was a way to eliminate political emails from the server, suggesting that perhaps I.T. could mark them as spam. Mayor Flippen directed staff to discover a way to eliminate the emails and determined the item did not need to go on the agenda.

REPORTS FROM ELECTED OFFICIALS

Commissioner Resnick

- ✓ Announced a new Golden Retriever has joined their family
- ✓ His submission regarding Pride Month to the *Sun Sentinel* and the *Sun Sentinel 100* was published the prior Sunday
- ✓ Will be at the National League of Cities Leadership meeting in Indianapolis on June 25 and will not be present for the Commission meeting
- ✓ His firm adopted Kids in Distress for their summer charity and donated many supplies to them in addition to a cash donation

Commissioner Rolli

- ✓ Thanked everyone involved in putting on the Pride event, especially the Police Department
- ✓ Attended an event at the Stranahan House where an app was introduced for people with disabilities to tour the house
- ✓ Went to the WMBA Lunch, CAAB meeting, and the Town Hall with Congressman Ted Deutsch
- ✓ Went to a WMBA event at Stonewall, a DRC meeting, and a ribbon-cutting
- ✓ Attended a County Commission meeting along with others and received a proclamation in recognition of Pride

Commissioner Carson

- ✓ Looking forward to the Stonewall festivities and thanked all who have worked to make the event possible

Vice Mayor Green

- ✓ Was in Alaska for a week
- ✓ Met with the Director of Landscaping for the District Four Department of Transportation and a local project manager. He was pleased with the current information received about landscaping on Wilton Drive. He thanked Assistant City Manager Pamela Landi for arranging the meeting.
- ✓ Will be at a Legislative Policy meeting in Orlando Thursday and Friday of this week
- ✓ Will also be attending the National League of Cities Leadership meeting in Indianapolis on June 25 and will not be present for the Commission meeting

Mayor Flippen

- ✓ Attended the Broward League of Cities Board of Directors
- ✓ Attended the WMBA meeting at the Stonewall Gallery and the Broward County Commission meeting
- ✓ Announced that the front of City Hall is colorful at night for Pride Month
- ✓ Announced a remembrance service at Richardson Park in commemoration of the Pulse shooting June 12
- ✓ Announced the VIP event at Hagen Park on June 13, Our Night Out at the Manor on June 14, and the Stonewall Parade and Festival on June 15
- ✓ Wished everyone a Happy Father's Day
- ✓ He and Commissioner Carson will be reading the "Story of Harvey Milk and the Rainbow Flag" at the library on June 26

ADJOURNMENT

The meeting adjourned at 10:15 a.m.

These minutes were approved by the
City Commission on Tuesday, July 23, 2019.

Faith Lombardo
Faith Lombardo, City Clerk

7/25/19
Date Signed

Paul Kuta's Public Comments at City Commission Meeting on 06/11/2019

My name is Paul Kuta, and I reside at 500 N.E. 28th Street in Wilton Manors.

On the Meeting Agenda tonight for discussion is having a city policy for naming streets, parks and public facilities. I don't think we need a policy on this. As a naming proposal comes up, it should be promulgated to the public, discussed and voted on by the City Commission. That's what was done for M.E. DePalma Park.

I recall that in 2000 or so I presented the proposal of the Wilton Manors Civic Association to the City Council to name the bridge from N.E. 26th Street to Federal Highway for James Dean, who led the private funding for its construction in the 1950's. At the time, then Mayor Jack Seiler said we should only name things for people who are deceased. I disagreed, made my case, and it was eventually approved by the City Council and the Broward County Commission. It was all worthwhile when we had the ceremony attaching the plaque to the bridge in 2004 and heard and saw the reaction of Mr. Dean, who was then in his late 80's.

Also on tonight's agenda, I strongly support Ordinance No. 2019-005. This would adopt a revised land use amendment to the city's Comprehensive Plan to change the designation of both sides of North Andrews Avenue and the south side of Oakland Park Boulevard in Wilton Manors to "Transit Oriented Corridor"(West). We certainly need redevelopment in this area.

From an economic viewpoint, there are three things we've long known in Wilton Manors. First, we need to diversify the types and geographic locations of businesses so as to increase their number and reduce the burden on our homeowners of paying most of the ad valorem property taxes in our city. Secondly, we need to understand the limitations and impact of our emphasis on tourism and Wilton Drive and have businesses that are less seasonally dependent, more future oriented, and better able to withstand economic fluctuations. Lastly, we need more affordable housing for young people and seniors. My biggest concern is that when we finish this land amendment process, we won't have the people or "know how" to attract the right kind of developers and investors for the residential and commercial enterprises that we want.

Benjamin B. Little
2525 NW 3rd Avenue
Wilton Manors, FL 33311

June 11, 2019

On the Agenda this evening under New Business is a discussion of naming designation of streets, parks, and other municipal facilities. There is an excellent Commission Agenda Report prepared by the Assistant City Manager. It is clear, simple, and not overly bureaucratic. Commissioner Carson found the policy implemented in Dania Beach. It is overkill for Wilton Manors.

I would like to make three suggestions:

1. The proposed individual should be deceased. It would be very embarrassing if our designee did something stupid in their later years as some times happens.
2. The "decade of public or philanthropic service" should be open to some interpretation.
3. The designee must have some direct connection with Wilton Manors.

Which brings me to the little park across the street, which used to be known as Jay-Cee Park. It really needs to be named for Edward J. Willingham.

We are literally named for him, a concatenation of Willingham and his wife's maiden name, Felton.

He laid out all the streets in CANA south of NE 26th Street, including Five Points and Wilton Drive. His plat included that little park, exactly as it sits.

There is no recognition of Willingham in the entire city except for a sign at Richardson marking where his house was.

This is something we need to get moving on, sooner rather than later so that it can be part of the rollout of the New Wilton Drive.

I have a copy of Willingham's plat showing the park, if anyone is interested.

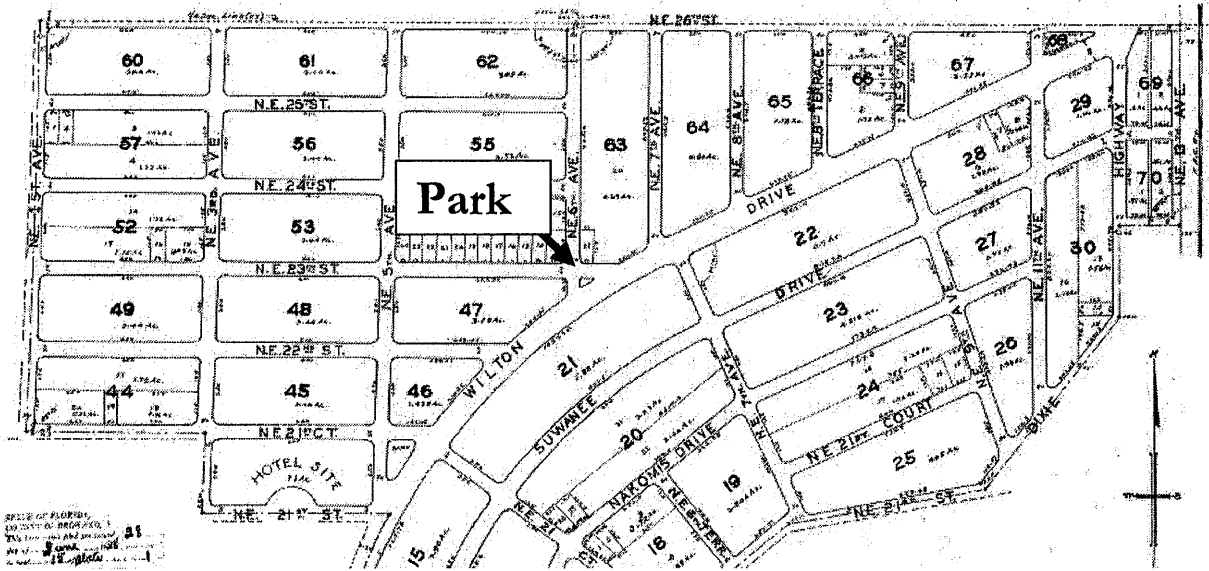
Thank you.

AMENDED $\frac{\quad}{\quad}$ OF $\frac{\quad}{\quad}$ PLAT OF
UNIT 1

WILTON MANORS

A SUBDIVISION IN
SECTIONS 26 & 27 T.49 S. R.42 E.,
BROWARD COUNTY,
AND A PART OF THE CITY OF
FT. LAUDERDALE,
FLA.

J.S. RHINE CIVIL ENGINEER
1924 11 20



STATE OF FLORIDA
COUNTY OF BROWARD
J.S. RHINE CIVIL ENGINEER
1924 11 20



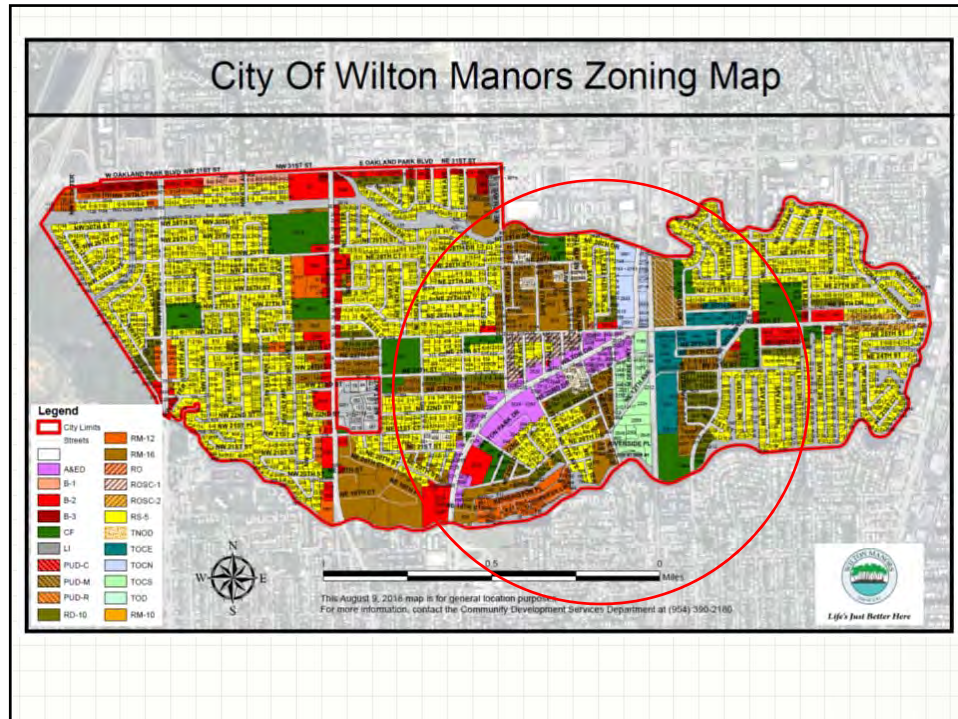
Life's Just Better Here

**PROPOSED AMENDMENTS TO
ARTICLE 030-060 TABLE OF
PERMITTED AND PROHIBITED USES,
OF THE UNIFIED LAND
DEVELOPMENT REGULATIONS
(ULDRs)**

Community Development Services
June 11, 2019

Article 030-060 of the ULDRS

- This Article lists the uses permitted and prohibited in the Urban Center Mixed-Use Districts:
 - Wilton Drive Arts and Entertainment District (WDAE)
 - Transit-Oriented Corridor North District (TOC-N)
 - Transit-Oriented Corridor South District (TOC-S)
 - Transit-Oriented Corridor East District (TOC-E)
- The permitted and prohibited use table indicates “Drive-through windows, and any commercial use that provides goods or services to customers as they remain in their automobiles, excepting bank and pharmacy drive-through service” are prohibited.



Proposed Amendments to Article 030-060

- Addition of coffee shop / tea house use in the table of permitted and prohibited uses.
 - Proposed to add “Coffee shop / tea house” as a conditional use in the TOC-E, TOC-N, & TOC-S zoning districts.
- Addition of specific use provisions for coffee shop / tea house.
 - “Coffee shop and tea house include the principal sale of gourmet coffee, tea, specialty beverages, prepackaged foods pastries, bakery goods and novelty items. No drive-through hours shall be permitted between the hours of 10:00 p.m. and 5:00 a.m. Drive-through facilities shall allow for vehicle stacking distances that accommodate anticipated demand without impairing traffic circulation.”

Planning and Zoning Board

- The proposed amendment was heard by the Planning and Zoning Board on May 13, 2019.
- Motion was made by Vice Chair Berry to approved, seconded by Board Member Flint.
- Motion was approved 5-2.
- Board Member Keester-O'Mills and Board Member Theisen voted No.

QUESTIONS?



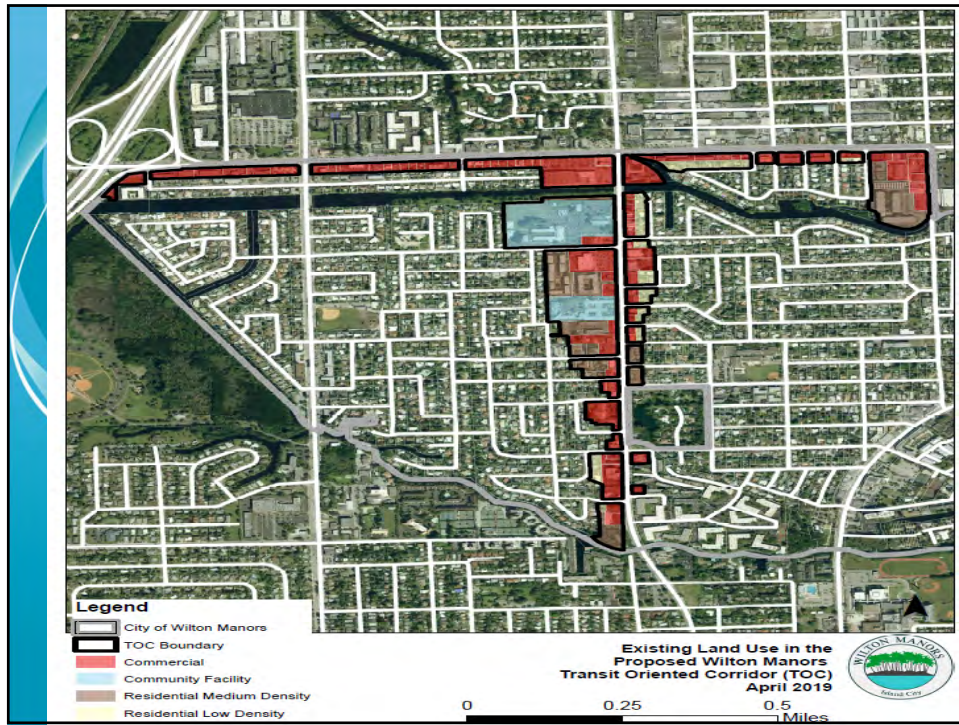
Life's Just Better Here

**LAND USE PLAN AMENDMENT
18-01: ANDREWS AVENUE &
OAKLAND PARK BOULEVARD
CORRIDORS**

Community Development Services
June 11, 2019

Location

- The subject site is generally located along the south side of Oakland Park Boulevard from Interstate 95 east to NE 6 Avenue, south along the west side of NE 6 Avenue to the river and along the east and west sides of North Andrews Avenue south of Oakland Park to the Fort Lauderdale city limits.
- Approximately 1-2 lots deep
- Contains 117.8 gross acres



Land Use

Existing Use	BCLUP Land Use Designation	Acres
	Commerce	69.7
	Community	13.7
	Low-5 Residential	14.4
	Medium-16 Residential	20.0
	Total	117.8
Proposed Use	Land Use Designation	
	City: Transit Oriented Corridor	117.8
	Broward County: Activity Center	
	Total	117.8

Subject Site

Location	Use	% of Land Area
Amendment Site	Single-family detached housing	10%
	Multiple-family housing	19%
	Community Facilities (medical, religious, educational)	16%
	Commerce (strip commercial, auto repair, office)	55%

Adjacent Properties

Adjacent Areas	Use
North	General commercial, retail, fuel stations, fast food restaurants, multiple-family residential
East	Single family residential, multi-family residential, Institutional, and general retail
South	Commercial, single family residential and multi-family residential
West	Single family residential, institutional, and interstate highway

Land Use Amendment

- The land use amendment application was prepared by a consulting firm hired by the City. The following areas were reviewed for public facilities and services:
 - Sanitary Sewer
 - Potable Water
 - Drainage
 - Solid Waste
 - Recreation and Open Space
 - Traffic Circulation
 - Mass Transit
 - Public Education
- Natural and historic resources, affordable housing, land use compatibility, hurricane evacuation, redevelopment and intergovernmental coordination were also analyzed.

Municipal Process Per Section 100-030 of the ULDRs:

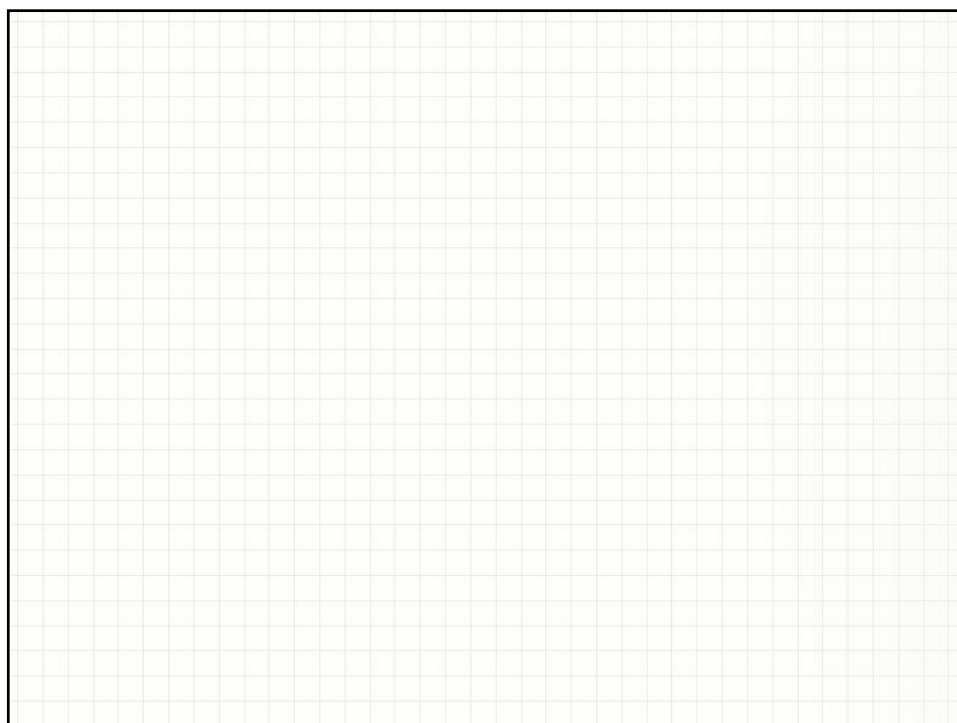
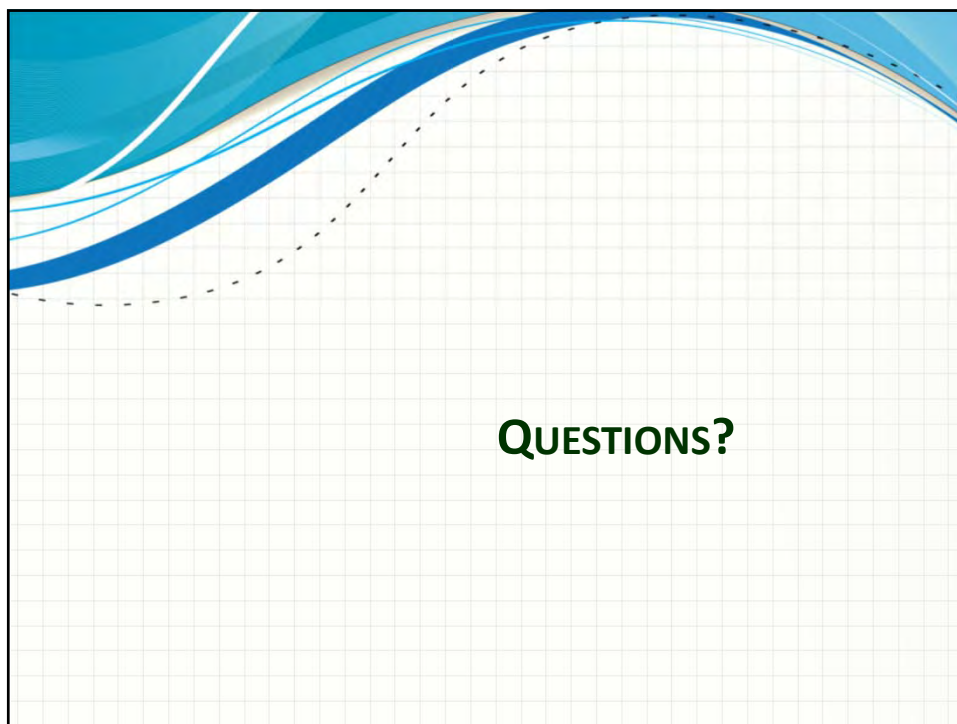
- A land use plan amendment must be reviewed by the Development Review Committee to make a recommendation to the Planning and Zoning Board (PZB).
- Planning and Zoning Board after reviewing the application, staff recommendation and public input, if any, make a recommendation upon the application to the City Commission of approval, denial, or approval with stipulations, based upon its consideration of the consistency of the application with the Comprehensive Plan.
- City Commission at first public hearing will consider public testimony, and the staff and PZB recommendations, and shall take action on the application.
- After, first reading by the City Commission, the land use plan amendment is then transmitted to the review agencies.

State of Florida Statutory Requirements :

- Florida Statutes, §163.3184 (3) entitled “Expedited State Review Process for Adoption of Comprehensive Plan Amendments” describes the process to amend proposed change to a future land use map.
- The City after its initial public hearing shall transmit within ten (10) working days the amendment and appropriate supporting data and analyses to the reviewing agencies which include but not limited to several state agencies, the Broward County Planning Council, Broward County Board of County Commission, the School Board of Broward County, FL and the South Florida Water Management District.
- Concurrently, a Land Use Plan Amendment Application is submitted to Broward County to amend the Broward County Land Use Map.
- Once, these agencies have had an opportunity to comment and Broward County completes the amendment of the county plan, the amendment returns to City Commission for a second public hearing for adoption.
- It is adopted, and then the amendment is transmitted to the Florida Department of Economic Opportunity and becomes effective within thirty-one (31) days.

Timeline

- Planning and Zoning Board heard request on July 9, 2018 and recommended approval. Motion passed 7-0.
- October 1 & 4, 2018 – three (3) workshop sessions open to the public.
- October 23, 2018 - City Commission meeting, City staff provided an update on public outreach efforts for the Andrews Avenue / Oakland Park Boulevard Transit Oriented Corridor Land Use Plan Amendment project.
- January 8, 2019 - City Commission directed staff to remove NW 31 Court west of Andrews Avenue from boundaries of land use plan amendment.





DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "B"

List of Folios of Properties Included in the Amendment

494227400020 EICHOLZ,MATTHEW L 2124 NW 2 AVE WILTON MANORS FL 33311
494227000320 ST NICHOLAS RUSSIAN ORTHODOX GREEK CATHOLIC CH OF FT LAUD IN2001 N ANDREWS AVE WILTON
494227400040 TOMPKINS,NILSA ORTIZ 2108 NW 2 AVE WILTON MANORS FL 33311
494227310020 2015-3 IH2 BORROWER LP % INVITATION HOMES - TAX DEPT 1717 MAIN ST #2000 DALLAS TX 75201
494227400010 CASORIA,E 4461 STACK BLVD APT D136 MELBOURNE FL 32901
494227390102 GOLD STAR 2 INC % SYED HUSSAIN 2132 N ANDREWS AVE WILTON MANORS FL 33311
494227390100 LAWRENCE WOLK FAM REV TR WOLK,LAWRENCE TRSTEE 432 E ACRE DR PLANTATION FL 33317
494227000340 NARANDA RESIDENTIAL LLC 5100 N HILLS DR HOLLYWOOD FL 33021
494227560010 FIFTY BUILDINGS L L C 307 SW 5 ST FORT LAUDERDALE FL 33315
494227400030 DURHAN,JAMES 1900 NE 20 AVE FORT LAUDERDALE FL 33305
494227400050 CROWLEY ENTERPRISES INC 208 NW 21 ST WILTON MANORS FL 33311
494227000302 MOSS OFFICE BUILDING LLC 2101 N ANDREWS AVE STE 300 WILTON MANORS FL 33311
494227000304 MOSS OFFICE BUILDING LLC 2101 N ANDREWS AVE STE 300 WILTON MANORS FL 33311
494227000305 MOSS OFFICE BUILDING LLC 2101 N ANDREWS AVE # 300 WILTON MANORS FL 33311
494227170200 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227290052 FOOD CAPITAL LLC 18205 BISCAYNE BLVD STE 2202 AVENTURA FL 33160
494228080340 THOMAS GORI PROPERTIES INC 22312 BOYACA AVE BOCA RATON FL 33433
494227000050 CAROL S WILLIAMS TR ROOK,MARILYNN S TR ETAL 3010 NE 56 CT FORT LAUDERDALE FL 33308
494227130190 GDB VENTURES LLC 2600 N ANDREWS AVE WILTON MANORS FL 33311
494227170130 TNT222 LLC PO BOX 11620 FORT LAUDERDALE FL 33339
494227320150 ARREAZA,ALEJANDRO & MEYLIN 680 ROCK HILL AVE DAVIE FL 33325
494227170250 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227171340 OSBALDESTON,LYNN M 4091 NE 15 TER OAKLAND PARK FL 33334
494227320310 AKB REALTY LLC 616 W OAKLAND BLVD FORT LAUDERDALE FL 33311
494227130180 1992 IRREV FOUNDATION TR 2620 N ANDREWS AVE WILTON MANORS FL 33311
494227320120 LILY TAO INVESTMENT CORP 500 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227010051 215 REALTY LLC 630 LAKE DASHA CIR PLANTATION FL 33324
494227170470 RICKEY THOMAS WRAY REV TR WRAY,RICKEY THOMAS TRSTEE 3001 NE 4 AVE WILTON MANORS FL 33
494227550130 VILLA ESCONDIDA TOWNHOUSE ASSOCIATION INC 3016 NE 5 TER WILTON MANORS FL 33334
494227290053 C N C GROUP PROPERTIES LTD INC 121-21 LIBERTY AVE RICHMOND HILL NY 11419
494227010110 CASHNER,JARED CECIL H/E SANZERI,JOSEPH CHARLES 114 NW 25 ST WILTON MANORS FL 33311
494227240070 PACE BROWARD-THC INC 2225 N ANDREWS AVE WILTON MANORS FL 33311
494227350010 SABAN,ALEXANDAR 2901 PROSPERITY RD STE B BLACKSBURG VA 24060
494227510010 NORTH ANDREWS PROPERTY LLC 2850 N ANDREWS AVE WILTON MANORS FL 33311
494227170330 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227150170 HOWELL,JOHN J H/E HOWELL,WLUISETTE I 3083 NE 5 TER WILTON MANORS FL 33334
494227040760 WASSERMAN,ROBYN T PO BOX 7415 FORT LAUDERDALE FL 33338
494227000221 2220 DAGAN-MADISON HOLDINGS LL8430 DAGAN HOLDINGS LLC ETAL 20815 NE 16 AVE #B-7 MIAMI FL
494227170030 IRMA LEE DAVIS REV TR DAVIS,IRMA LEE TRSTEE 4231 NE 26 AVE LIGHTHOUSE POINT FL 33064
494227170490 MAMBER,TOBIN S 14 NE 29 ST WILTON MANORS FL 33334

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

494227170480 SANKEY,STUART MALCOLM 3285 DUNAS ST *TORONTO ON CA M6P 2
494227320140 FAUSTIN,ESTHER 1313 HIGHLAND AVE # 712 DUARTE CA 91010
494227170700 FISHER,KATHLEEN 400 MARLIN RD NORTH PALM BEACH FL 33408
494227170240 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227350030 HAKIM,AZM 4121 NE 12 AVE POMPANO BEACH FL 33064
494227290023 516 OAKLAND LLC % ERIC KOZLOWSKI 12220 NW 6 ST PLANTATION FL 33325
494227150340 GUENNI HOLDINGS LLC 7715 NW 46 ST #8A MIAMI FL 33166
494227000030 MUFFREY LLC 185 NW SPANISH RIVER BLVD #100 BOCA RATON FL 33431
494227000100 CAROL WILLIAMS TR MARILYN ROOK TR ETAL 3010 NE 56 CT FORT LAUDERDALE FL 33308
494227040550 WILTON PROPERTY MGMT LLC 115 SW 16 ST APT 101 POMPANO BEACH FL 33060
494227290063 C N C GROUP PROPERTIES LTD INC 4040 GALT OCEAN DR #1010 FORT LAUDERDALE FL 33308
494227121250 MILLET,ANTHONY X 18 NE 26 DR WILTON MANORS FL 33334
494227121240 2650 NORTH ANDREWS AVE LLC % MARILYN LEEDS MANAGER 21150 POINT PL APT 801 AVENTURA FL 3
494227170350 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227550100 MAUS,EDWARD D 3024 NE 5 TER #10 WILTON MANORS FL 33334
494227550070 RIVERA,IGNACIO DINATALE,MICHAEL 3018 NE 5 TER WILTON MANORS FL 33334
494227550040 STEVENS,GLENN 3012 NE 5 TER #4 WILTON MANORS FL 33334
494227170660 PROCUREMENT LOGISTICS CORP 3350 SW 148 AVE STE 203 MIRAMAR FL 33027
494227121230 SARA LLC 122 N 15 AVE HOLLYWOOD FL 33020
494227040750 VOSCH LLC 2480 N ANDREWS AVE #1 WILTON MANORS FL 33311
494227320300 HOWELL,MARCIA 652 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227170230 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494228080010 JJEI HOLDINGS LLC 828 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227290061 2991 6TH AVE CORP 2991 NE 6 AVE WILTON MANORS FL 33334
494227170710 EURAMIL,ARNOLD 2941 NE 1 TER WILTON MANORS FL 33334
494228080300 BILU EQUITY LLC 2720 W ATLANTIC BLVD POMPANO BEACH FL 33069
494228080430 1100 OAKLAND LLC 96 TEAM USA WAY PORT JERVIS NY 12771
494227240090 JAWFISH LLC 2303 N ANDREWS AVE FORT LAUDERDALE FL 33311
494227290020 GOODWILL INDUSTRIES OF BROWARD INC % BEATRIZ ANAZCO 2121 NW 21 ST MIAMI FL 33142
494227010130 LUCCHESI,AISA 133 NW 24 ST WILTON MANORS FL 33311
494227320180 LUCK'S INN LLC 240 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227130010 CLINIQUE 300 INC 2630 N ANDREWS AVE WILTON MANORS FL 33311
494227000040 BROWARD HOUSE INC 1726 SE 3 AVE FORT LAUDERDALE FL 33316
494227170210 LYONS PROPERTIES LTD PRTNR 52 ROYAL PALM DR FORT LAUDERDALE FL 33301
494227550020 TAYLOR,SABRINA 3008 NE 5 TER # 2 WILTON MANORS FL 33334
494227290060 BULLARD DISTRIBUTORS INC 3001 NE 6 AVE WILTON MANORS FL 33334
494227171290 HETHERINGTON,THOMAS C 3180 NW 6 AVE OAKLAND PARK FL 33309
494227170670 WAMBACH,JAMES 17990 NORTH SHORE DR LOT 58 SPRING LAKE MI 49456
494227171260 DAVIS PARTNERS REALTY #1 LLC 4525 NW 8 AVE OAKLAND PARK FL 33309
494227170080 MARK IRWIN REV TR IRWIN,MARK TRSTEE 1011 NE 46 CT FORT LAUDERDALE FL 33334
494227320130 LEVIS,BRIDGIT HAGER,KELLYANN 408 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227170680 BERRY,NICHOLAS D & SYRCLE,TERRY B 2374 WILTON DR WILTON MANORS FL 33305
494227320170 LUCK'S INN LLC 240 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227000220 BEARD,JOE H & BEARD,PATRICIA 2516 NW 3 AVE WILTON MANORS FL 33311
494227000032 FLOZ INVESTMENTS LLC 511 NE 8 AVE FORT LAUDERDALE FL 33301
494228080020 SOPHIR HOLDINGS LLC 820 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227171300 ROSENEATH ASSOCIATES LLC PO BOX 6749 RICHMOND VA 23230

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

494227000301 COLONY ACQUISITION CORP 334 ATLANTIC ISLE MIAMI FL 33160
494227150180 GUENNI HOLDINGS LLC 2461 DEL LAGO DR FORT LAUDERDALE FL 33316
494227550090 KANSKI HOLDINGS LIMITED PARTNERSHIP LLLP 320 N LAKESIDE DR LAKE WORTH FL 33460
494227170720 KISER,SETH 2949 NE 1 TER WILTON MANORS FL 33334
494227350290 RODRIGUEZ,ENRIQUE M H/E RODRIGUEZ,JORGE & RODRIGUEZ,L 13 NE 27 DR WILTON MANORS FL 33
494227320280 JOMU REAL ESTATE HOLDING LLC 15 ROYAL PALM WAY #105 BOCA RATON FL 33432
494227170740 CHALER,VICTOR M 3009 NE 1 TER WILTON MANORS FL 33334
494227150040 PARAY,PREMCHAND S H/E NAGAPOOLLAY,SANDRAWAITTIE ETA3084 NE 5 AVE WILTON MANORS FL 33
494227350150 BENNETT,BEVERLY C BENNETT,JASON 14 NE 27 DR WILTON MANORS FL 33334
494227000171 2701 NORTH ANDREWS PROPERTY OWNER LLC 2977 MCFARLANE RD STE 300 COCONUT GROVE FL 331
494227170260 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227230010 ELLISON,VIVIAN GLYNN 6712 SW 33 ST MIRAMAR FL 33023
494227170690 BARBER,CYNTHIA 2925 NE 1 TER WILTON MANORS FL 33334
494227171350 DAVID R YALEN REV TR YALEN,DAVID R TRSTEE 4200 OAKS TER #102 POMPANO BEACH FL 33069
494227170320 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227550120 WILLS,ROBERT H/E LYONS,LANCE D 3028 NE 5 TER #12 WILTON MANORS FL 33334
494227550080 MOURADIAN,WARREN 3020 NE 5 TER #8 WILTON MANORS FL 33334
494227550050 JAYARAMAN,RAMESH & LAURI 3014 NE 5 TER #5 WILTON MANORS FL 33334
494227170191 TNT222 LLC PO BOX 11620 FORT LAUDERDALE FL 33339
494227010010 LYONS FAMILY LTD PRTNR 52 ROYAL PALM DR FORT LAUDERDALE FL 33301
494227130200 STEELMAN,DONALD 12 E 22 ST APT 4C NEW YORK NY 10010
494227290021 MUFFREY LLC 185 NW SPANISH RIVER BLVD #100 BOCA RATON FL 33431
494227170340 WARRINGTON FAMILY LTD PRTNR % RIVER OAKS PL 1201 MCDUFFIE #137 HOUSTON TX 77019
494227180010 PATEL,DINUBHAI DAHYABHAI % LITTLE MARKET 3062A N ANDREWS AVE WILTON MANORS FL 33311
494227000031 DUCLAIR,PAULA JEAN PO BOX 813484 HOLLYWOOD FL 33081
494227121220 LIGGERO,NICHOLAS JR 17 NE 26 DR WILTON MANORS FL 33334
494227130170 CUNNINGHAM,SHIRLEY H LE DESSUREAU,CLARA A ETAL 8 NE 26 CT WILTON MANORS FL 33334
494227350300 FERRELL,SHARRON J & MELENDEZ,CATHELEEN D 1461 OIL CITY ROAD WOOSTER OH 44691
494227320110 NEWMAN,LOUIS MICHAEL PO BOX 160897 HIALEAH FL 33016
494227320100 A N R K LLC 850 SW 40 AVE PLANTATION FL 33317
494228080330 BILU EQUITY LLC 2720 W ATLANTIC BLVD POMPANO BEACH FL 33069
494227170280 KARALIOLIOS,EVANGELOS & KARALIOLIOS,GERALDINE 2980 N ANDREWS AVE WILTON MANORS FL 33311
494227010120 HAMILL,FREDERICK D & HAMILL,RICHARD L 2425 N ANDREWS AVE WILTON MANORS FL 33311
494228080080 MICHAEL EDWARD JONES TR JONES,MICHAEL EDWARD TRSTEE 440 S ANDREWS AVE FORT LAUDERDALE
494227550010 STRICKLAND,EDMUND A JR 210 MIRAMAR WAY WEST PALM BEACH FL 33405
494227290050 C N C GROUP PROPERTIES LTD INC 121-21 LIBERTY AVE RICHMOND HILL NY 11419
494227150010 JACK'S BAR-B-Q SMOKEHOUSE INC PO BOX 2534 FORT LAUDERDALE FL 33303
494227010100 HAMILL,FREDRICK D & HAMILL,RICHARD L 2425 N ANDREWS AVE WILTON MANORS FL 33311
494227170270 KARALIOLIOS,EVANGELOS & KARALIOLIOS,GERALDINE 2980 N ANDREWS AVE WILTON MANORS FL 33311
494227320290 FRUCHTER,EDWARD SUSKIND,ROSALEE ETAL 660 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227010230 MPG FL LLC 997 E OAKLAND PARK BLVD OAKLAND PARK FL 33334
494227010240 ROYALE MANAGEMENT SERV INC 2319 N ANDREWS AVE WILTON MANORS FL 33311
494227320160 PATEL,NIMESH & KRISNA 14153 N CYPRESS COVE CIR DAVIE FL 33325
494227170730 REINA Y ESPADA LLC 1270 NE 87 ST MIAMI FL 33138
494227230050 STAFFORD,THOMAS D 2201 N ANDREWS AVE WILTON MANORS FL 33311
494227171310 MCDANIEL,MILTON LEE 1433 SE 5 CT DEERFIELD BEACH FL 33441
494227550060 PERRINE,ROBERT T 3016 NE 5 TER UNIT 6 WILTON MANORS FL 33334

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

494227171280 BRITO,BRIGHID 821 NW 72 TER PLANTATION FL 33317
494227171360 FLEENOR,RONALD J 50 NE 30 CT # 1 WILTON MANORS FL 33334
494227350140 MAHABIR,GOWTAM & SHIRLEY E 20 NE 27 DR WILTON MANORS FL 33334
494227550110 CAUTHEN,DAVID G H/E CAUTHEN,DENISE M 3026 NE 5 TER #11 WILTON MANORS FL 33334
494227170050 132 EAST OAKLAND CORP 354 JACARANDA DR JUPITER FL 33458
494228080040 M & J INVEST CORP 1901 NW 20 ST MIAMI FL 33142
494227010050 WADMAN,JOHN P PO BOX 51241 JACKSONVILLE BEACH FL 32240
494227170010 216 GABRILOVE LLC % STEPHEN H GABRILOVE 4 MOSS POINT DR ORMOND BEACH FL 32174
494228AB0040 ARSENAULT,MARK A 1150 NW 30 CT APT 104 WILTON MANORS FL 33311
494227290051 C N C GROUP PROPERTIES LTD INC 121-21 LIBERTY AVE RICHMOND HILL NY 11419
494227010111 DALLAL,FARID 2900 N MILITRAY TRL # 107 BOCA RATON FL 33431
494227350020 LUCCHESE,ASIA 133 NW 24 ST WILTON MANORS FL 33311
494227171270 MATEKO,RICHARD 213 NE 30 CT WILTON MANORS FL 33334
494228080030 SOPHIR HOLDINGS LLC 820 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227010030 WADMAN,JOHN P PO BOX 51241 JACKSONVILLE BEACH FL 32240
494227130020 BORDEN,DAVID P & CORNELIA A 60 PITMAN RD MARBLEHEAD MA 01945
494227550030 BROWN,CECIL L JUPA,MICHAEL 3010 NE 5 TER #3 WILTON MANORS FL 33334
494227320340 AKB REALTY LLC 616 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227010232 MPG FL LLC 997 E OAKLAND PARK BLVD OAKLAND PARK FL 33334
494227000210 2675 N ANDREWS AVE LLC % ALTUS GROUP U.S., INC P.O. BOX 92129 SOUTHLAKE TX 76092
494227000180 2701 NORTH ANDREWS PROPERTY OWNER LLC 2977 MCFARLANE RD #300 COCONUT GROVE FL 33133
494227000160 INFINITY ZULI SHOPPING LLC 1951 NE 149 ST NORTH MIAMI FL 33181
494227000162 2701 NORTH ANDREWS PROPERTY OWNER LLC 2977 MCFARLANE RD STE 300 COCONUT GROVE FL 33
494228080380 1100 OAKLAND LLC 96 TEAM USA WAY PORT JERVIS NY 12771
494228080560 COLONIAL CONDO APART BLDG INC 4800 NE 10 AVE FORT LAUDERDALE FL 33334
494227000170 2701 NORTH ANDREWS PROPERTY OWNER LLC 2977 MCFARLANE RD STE 300 COCONUT GROVE FL 33
494228000032 LLIJMAS LLC 1015 ADAMS ST HOLLYWOOD FL 33019
494227320320 CHOWNING,NANCY L 632 W OAKLAND PARK BLVD WILTON MANORS FL 33311
494227171320 DAVID R YALEN REV TR YALEN,DAVID R TRSTEE 4200 OAKS TER #102 POMPANO BEACH FL 33069
494227171330 DAVID R YALEN REV TR YALEN,DAVID TRSTEE 4200 OAKS TER #102 POMPANO BEACH FL 33069
494227000081 ARCHDIOCESE OF MIAMI % MOST REVEREND THOMAS G WEN9401 BISCAYNE BLVD MIAMI SHORES FL 3
494227000070 ARCHDIOCESE OF MIAMI ST CLEMENT CHURCH 9401 BISCAYNE BLVD MIAMI SHORES FL 33138
494227000080 LLIJMASG LLC 1015 ADAMS ST HOLLYWOOD FL 33019
4942 27 AE Windsor Court
4942 27 BA River Manor
4942 27 BC The Woods
4942 27 BJ Riverlane

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "C"

Legal Description

Commence at the northeast corner of Section 28 in Township 49 South, Range 42 East;

Proceed south along the east line of Section 28 a distance of approximately 550 feet to the point of intersection with the centerline of the North Fork of the Middle River canal;

Proceed thence in a westerly direction, a distance of approximately 1,800 feet to intersection of the centerline of the North Fork of the Middle River with the west municipal corporate limits of the City of Wilton Manors, Florida ("City"), the Point of Beginning;

Following the municipal corporate limits of the City, proceed in a northeasterly direction, and then an easterly direction abutting or within the West Oakland Park Boulevard Right-of-Way, to its point of intersection with the east right-of-way line of NE 6th Avenue and City boundary;

Proceed thence in a southerly direction along the east right-of-way line of NE 6th Avenue and municipal City boundary to its point of intersection with the centerline of the North Fork of the Middle River;

Proceed thence along the centerline of the North Fork of the Middle River in a southwesterly direction and then a northwesterly direction to its point of intersection with the southerly extension of the centerline of NE 5th Terrace;

Proceed thence in a northerly direction along the extended centerline of NE 5th Terrace and actual centerline until its point of intersection with the easterly extension of the south line of Lot 18, Block 1, River Ranches, according to the Plat thereof as recorded in Plat Book 30, Page 17 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along the extension of and actual south line of Lot 18 and along the south line of Lot 4 in Block 1, lots 4 and 16 in Block 2, and lots 4 and 14 in Block 3 of said River Ranches Plat, to the point of intersection with the centerline of NE 2nd Terrace;

Proceed thence in a southerly direction along said centerline to its intersection with the centerline of NE 30th Court;

Proceed thence in a westerly direction along said centerline and its westerly extension thereof to its point of intersection with the east line of Lot 11, Block 9 of the Almar Estates Resubdivision, according to the Plat thereof as recorded in Plat Book 32, Page 36 of the Broward County, Florida Public Records;

Proceed thence along the east line of Lot 11 to the southeast corner of the lot;

Proceed thence along said south line of Lot 11 to its point of intersection with the centerline of the waterway parcel shown on said Plat of Almar Estates Resubdivision as the North Fork Middle River;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in a southwesterly direction along the centerline of the said waterway to its point of intersection with the centerline of the waterway shown on the Almar Estates Resubdivision Plat as the Almar Canal but known today as the North Fork of the Middle River;

Proceed thence in a westerly direction along said waterway centerline to the point of intersection with the northerly extension of the east line of Lot 9, Block 6 of said Almar Estates Resubdivision

Proceed thence in a southeasterly direction along said extension and east line of said Lot 9 and continuation thereof extended to the point of intersection with the centerline of NE 1st Terrace;

Proceed thence in a southerly direction along said centerline to its point of intersection with the centerline of NE 29th Street;

Proceed thence along said centerline in an westerly direction a distance of approximately 20 feet to the point of intersection with the northerly extension of the east line of Lot 3, Block 5 of said Almar Estates Resubdivision;

Proceed thence in a southerly direction along said extension and the east line of Lot 3 to its point of intersection with the north line of Parcel "A" of Wilton Manors Service Center, according to the Plat thereof as recorded in Plat Book 125, Page 21 of the Broward County, Florida Public Records;

Proceed thence in an easterly direction along said north lot line to its point of intersection with the east line of said Parcel "A";

Proceed thence in a southerly direction along said east line of Parcel "A" to its point of intersection with the south line of said Parcel "A";

Proceed thence in an easterly direction along the continuation of said south line of Parcel "A" extended to its point of intersection with the centerline of NE 1st Terrace;

Proceed thence in a southerly direction along the centerline of NE 1st Terrace to its point of intersection with the south right-of-way line of NE 27th Drive;

Proceed thence in a westerly direction along said south right-of-way line to its point of intersection with the northeast corner of Lot 11 of Babco Manors, according to the Plat thereof as recorded in Plat Book 39, Page 15 of the Broward County, Florida Public Records;

Proceed thence in a southerly direction along the east line of said Lot 11 to its point of intersection with the south line of said Lot 11;

Proceed thence in a westerly direction along the south line of said Lot 11 to its point of intersection with the northeast corner of Lot 12, Block 7 of the Sunset Manors Amended Plat as recorded in Plat Book 27, Page 26 of the Broward County, Florida Public Records;

Proceed thence in a southerly direction along the east line of said Lot 12 to its point of intersection with the centerline of NE 26th Drive;

Proceed thence in a westerly direction a distance of approximately 25 feet to its point of intersection with the northerly extension of the east line of Lot 2, Block 8 of said Sunset Manors Amended Plat;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in a southerly direction along said extension and east line of Lot 2 to its point of intersection with the north line of Lot 3 of Sun Set Manors First Addition, according to the Plat thereof as recorded in Plat Book 29, Page 40 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along said north line of Lot 3 to the northwest corner of the lot;

Proceed thence in a southerly direction along the west line of said Lot 3 and its southerly extension continuing as the west line of lots 16 and 21 of Sun Set Manors First Addition and southerly extension thereof to the point of intersection with the centerline of NE 26th Street;

Proceed thence in a westerly direction a distance of approximately 20 feet to its point of intersection with the northerly extension of the west line of Lot 6, Block 6 of Petite Unit 2, according to the Plat thereof as recorded in Plat Book 19 Page 25 of the Broward County, Florida Public Records;

Proceed thence in a southerly direction along said extension and the west line of said Lot 6, continuing along the west line of Lot 27 and its southerly extension across NE 25th Street continuing as the west lines of lots 6 and 27 in Block 7 of Petite Unit 2, extended across NE 24th Street to its point of intersection with the north municipal corporate limits of Lazy Lake;

Proceeding thence in a westerly direction along said north municipal boundary to the point of intersection with the east right-of-way line of North Andrews Avenue, it being coterminous with the west municipal corporate boundary of Lazy Lakes;

Proceed thence in a southerly direction along said east right-of-way line a distance of approximately 885 feet to its point of intersection with the centerline of NE 21st Court;

Proceed thence in an easterly direction along said centerline a distance of approximately 150 feet to its intersection with the northerly extension of the west line of Manor Grove Village Three Condominium Unit 1A as described in OR Book 5002, Page 524 of the Public Records of Broward County, Florida;

Proceed in a southerly direction along said west parcel line for a distance of approximately 155 feet to a point whereby the parcel line deflects approximately 90 degrees to the west;

Proceed thence in a westerly direction along said parcel line of Manor Grove Village Three Condominium Unit 1A and the westerly continuation thereof a distance of approximately 190 feet to its point of intersection with the centerline of North Andrews Avenue;

Proceed thence in a southerly direction along said centerline a distance of approximately 300 feet to the point of intersection with a westerly extension of the north line of a parcel described as a portion of the Richardson Survey of part of the South ½ of Section 27, commencing at the northwest corner of Block 2, Petite Unit 2, proceeding west a distance of 712.74 feet to the east right-of-way line of Andrews Avenue as located on January of 1969, thence proceeding in a southerly direction along said east right-of-way line a distance of 452.45 feet to the Point of Beginning; thence continuing in a southerly direction a distance of 115 feet; thence in an easterly direction a distance of 105.02 feet; thence in a northerly direction a distance of 112.8 feet, and then in a westerly direction a distance of 105 feet to the Point of Beginning, also known as the Manor Grove Model Site;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in an easterly direction along said extension and north parcel line a distance of approximately 145 feet to the northeast corner of said Manor Grove Model Site;

Proceed thence in a southerly direction a distance of 112.8 feet to the southeast corner of said parcel;

Proceed thence in a westerly direction a distance of approximately 145 feet to the centerline of North Andrews Avenue;

Proceed thence in a southerly direction along said centerline a distance of approximately 785 feet to its point of intersection with the centerline of the South Fork of the Middle River and south municipal corporate limits of the City;

Proceed thence in a westerly direction along said centerline and corporate boundary to its point of intersection with the westerly extension of the south line of Lot 7, Block A of Meadowbrook, according to the Plat thereof as recorded in Plat Book 37, Page 37 of the Broward County, Florida Public Records;

Proceed thence in an easterly direction along said extension and south line of Lot 7 a distance of approximately 160 feet to its point of intersection with the east line of Lot 7;

Continue thence in a northerly direction along the east line of lots 5, 6 and 7 to the point of intersection with the south line of Lot 2;

Proceed thence in a westerly direction a distance of approximately 8 feet to the point of intersection with the east line of said Lot 4;

Proceed thence in a northerly direction along the east line of lots 3 and 4 and a northerly continuation thereof to the point of intersection with the centerline of NW 20th Street;

Proceed thence in an easterly direction along said centerline a distance of approximately 40 feet to the point of intersection with the southerly extension of the east line of Lot 5, Block C of said Meadowbrook;

Proceed thence in a northerly direction along said extension and said east line of Lot 5 to its northeast corner at its point of intersection with the south line of Lot 6 in Block 1 of Tropical Palms, according to the Plat thereof as recorded in Plat Book 54, Page 17 of the Broward County, Florida Public Records;

Proceed thence in an easterly direction along the south line of Lot 6 a distance of approximately 7 feet to the southeast corner of Lot 6;

Proceed thence in a northerly direction along the east line of Lot 6 to its northeast corner;

Proceed thence in a northwesterly direction along the north line of said Lot 6 and northwesterly extension thereof to the point of intersection with the centerline of NW 2nd Avenue;

Proceed thence in a northerly direction along said centerline to its point of intersection with the centerline of NW 21st Court;

Proceed thence in an easterly direction a distance of approximately 175 feet to its point of intersection with the southerly extension of the west line of the parcel described as the east 125 feet of the north 130 feet of the northeast one-quarter of the southeast one-quarter of the southwest one-quarter of Section 27, Township 49 South, Range 42 East;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in a northerly direction along said extension and said west parcel line to its point of intersection with the north line of said parcel;

Proceed thence in an easterly direction along said north parcel line a distance of approximately 55 feet to its point of intersection with the east line of Lot 2 of Maurer's Highpoint, according to the Plat thereof as recorded in Plat Book 33, Page 30 of the Broward County, Florida Public Records;

Proceed thence in a northerly direction along said east line of Lot 2 and continuation thereof as extended to the southwest corner of Lot 6 of Maurer's Highpoint;

Proceed thence in a northerly direction along said east line of Lot 6 to the point of intersection with the south line of the parcel described as Lot 7, less the south 43.01 feet thereof, Lot 8 less road right-of-way, lots 9 and 10 less the east 14 feet thereof, and Lot 11 of Maurer's Highpoint-First Addition, according to the Plat thereof as recorded in Plat Book 34, Page 1 of the Public Records of Broward County, Florida;

Proceed thence in a westerly direction a distance along said south line of said parcel, thence northerly along the east line of Lot 5 of Maurer's Highpoint-First Addition;

Proceed thence in a northerly direction along said east line of Lot 5 to the northeast corner of said lot;

Proceed thence in a westerly direction along the north line of Lot 5 to the point of intersection with the southeast corner of Lot 7;

Proceed thence in a northerly direction along the east line of Lot 7 a distance of 43 feet;

Proceed thence in a westerly direction a distance of 44.67 feet to the point of intersection with the west line of Lot 7;

Proceed thence in a northerly direction along said west line of Lot 7 and the northerly extension thereof a distance of approximately 275 feet to a point of intersection with the centerline of NW 23rd Street;

Proceed thence in an easterly direction along said centerline a distance of approximately 200 feet to the point of intersection with the southerly extension of the east line of Lot 13, Maurer's Highpoint First Addition;

Proceed thence along said east line of Lot 13 to the south line of Lot 3 of Beulaland, according to the Plat thereof as recorded in Plat Book 7, Page 33 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along said south line of lots 3 and 4 to the southwest corner of Lot 4;

Proceed thence in a northerly direction along the west line of Lot 4 to the point of intersection with the centerline of NW 24th Court;

Proceed thence in a westerly direction a distance of approximately 90 feet to the point of intersection with the southerly extension of the east line of Lot 10, Block 2 of Beulaland;

Proceed thence in a northerly direction along said extension and east line of Lot 10 to the northeast corner of said lot;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in a westerly direction along the north line of said Lot 10 also being the south line of Lot 20, continuing along the south line of lots 18 and 19 to the southwest corner of Lot 18;

Proceed thence in a northerly direction along the west line of said Lot 18 and the northerly extension thereof proceeding along the west line of Lot 9, Block 1 of Beulaland to the northwest corner of Lot 9;

Proceed thence in a westerly direction along the north line of Lot 10, Block 1 a distance of approximately 10 feet to a point coinciding with the southwest corner of the parcel described as the south one-half of the southeast one-quarter of the southeast one-quarter of the northwest one-quarter of Section 27, Township 49 South, Range 42 East, less the North 200 feet lying west of Andrews Avenue and Less the West 165 feet;

Proceed thence in a northerly direction along the west line of said parcel to its northwest corner;

Proceed thence in a westerly direction along the north line of the parcel described as being the south 134.94 feet of the east 140 feet of the west 165 feet of the south one-half of the southeast one-quarter of the southeast one-quarter of the northwest one-quarter of Section 27 in Township 49 South, Range 42 East, and the extension of said north line to the point of intersection with the centerline of NW 3rd Avenue;

Proceed thence in a northerly direction along said centerline a distance of approximately 10 feet to the westerly point of extension of the south line of the parcel described as the north 175 feet of the west 75 feet of the north 200 feet of the south one-half of the southeast one-quarter of the northwest one-quarter of Section 27 in Township 49 South, Range 42 East, lying west of North Andrews Avenue, and less the west 25 feet thereof;

Proceed thence in a westerly direction along said extension and the south line of said parcel to the southeast corner of said parcel;

Proceed thence in a northerly direction along the east line of said parcel to its northeast corner;

Proceed thence in a westerly direction along the north line of said parcel and an approximately 25-foot westerly extension thereof to the southwest corner of the parcel described as the north one-half of the southeast one-quarter of the southeast one-quarter of the northwest one-quarter of Section 27 in Township 49 South, Range 42 East, less county road right-of-way;

Proceed thence along in a northerly direction along the west line of said parcel and the west line of the parcel to the north coinciding with the east limits of Wilton Estates Resubdivision, according to the Plat thereof as recorded in Plat Book 33, Page 6 of the Broward County, Florida Public Records, to the point of intersection with the centerline of NW 29th Street;

Proceed thence in a westerly direction a distance of approximately 350 feet to the point of intersection with the southerly extension of the east line of Lot 21, Block 1 of March Estates Amended, according to the Plat thereof as recorded in Plat Book 39, Page 2 of the Broward County, Florida Public Records;

Proceed thence in a northerly direction along the extension and east line of said Lot 21 and the northerly extension thereof constituting the east boundary of said March Estates Amended Plat to the northeast corner of such plat and the northerly extension thereof to the point of intersection with the centerline of the North Fork of the Middle River;

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proceed thence in an easterly direction along such centerline approximately 330 feet to the point of intersection of the southerly extension of the east line of Lot 1, Block 4 of the Boulevard Estates Amended, according to the Plat thereof as recorded in Plat Book 38, Page 6 of the Broward County, Florida Public Records;

Proceed thence in a northerly direction a distance of approximately 380 feet along the southerly extension of said Lot 1, and along the east boundary of Boulevard Estates Amended to the northeast corner of Lot 1, Block of Boulevard Estates Amended;

Proceed thence in a westerly direction along the north lines of Lots 1 through 9 in Blocks 1 and 2 of Boulevard Estates Amended to the northwest corner of Lot 9, Block 2;

Proceed thence approximately 5 feet in a southerly direction along the west line of Lot 9 in Block 1 to the point of intersection with the northeast corner of the Wilton East Condominium, according to the Declaration of Condominium as recorded in O.R. Book 2627, Page 179 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along the north line of said Wilton East Condominium continuing along the north line of Wilton West Condominium, according to the Declaration of Condominium as recorded in O.R. Book 2667, Page 735 of the Broward County, Florida Public Records, continuing along the north line of Lots 15 through 18 in Block 1 of Oakland Boulevard Development, according to the Plat thereof as recorded in Plat Book 50, Page 37 of the Broward County, Florida Public Records and the westerly extension thereof to the northeast corner of Lot 39 in Block 3 of said Oakland Boulevard Development Plat;

Continue thence in a westerly direction along the north lines of Lots 39 through 24 in Block 3 of said Plat and westerly extension thereof to the point of intersection with the centerline of NW 11th Terrace;

Proceed thence in a southerly direction along the centerline of NW 11th Terrace to the point of intersection with the easterly extension of the north line of Wilton Shores East Condominium, according to the Declaration of Condominium as recorded in O.R. Book 2854, Page 329 of the Broward County, Florida Public Records;

Proceed thence in a westerly direction along said north line of Wilton Shores East to the northwest corner of same;

Proceed thence in a southerly direction along the west line of said Wilton Shores East and the southerly extension thereof to the point of intersection with the centerline of the North Fork of the Middle River;

Proceed thence in a westerly direction to the intersection of the west municipal corporate limits of the City of Wilton Manors, and the Point of Beginning.

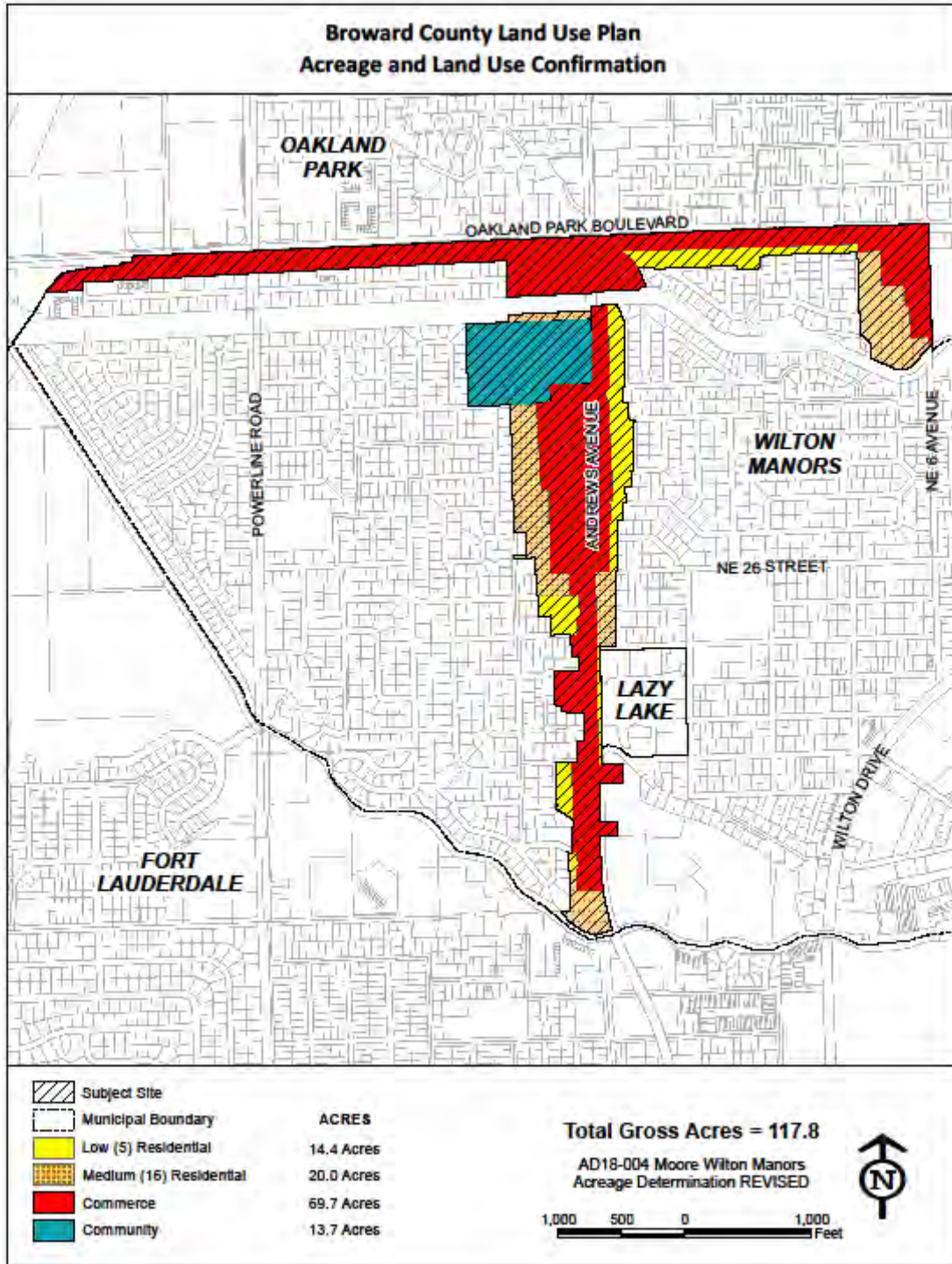
Exhibit "D"

Location Maps Identifying Boundaries and Proposed Land Uses



Exhibit "E"

Map of Current Future Land Use Designation-BCLUP



Map of Current Future Land Use Designation-City



DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "F"

Utility Provider Letters

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION



CITY OF
FORT LAUDERDALE



May 8, 2019

Jeff Katims
The Mellgren Planning Group, Inc.
3350 NW 53rd Street, Suite 101,
Fort Lauderdale, Florida 33309

Subject: **WATER AND WASTEWATER REGIONAL CAPACITY AVAILABILITY LETTER**
City of Wilton Manors Land Use Amendment

Dear Mr. Katims,

According to the information submitted, the proposed land use amendment for the City of Wilton Manors consists of replacing the Commerce, Community, and Residential future land uses along Oakland Park Boulevard and Andrews Avenue to a single mixed-use "Transit Oriented Corridor" designation that would increase the land use intensities. Comparing the proposed land use intensity against the existing Broward County land use intensity results in an increase of 0.258 million gallons per day (MGD). The City of Fort Lauderdale provides treatment for the water and sanitary sewer services to the City of Wilton Manors and would need to have ample regional capacity at the treatment plants to support this potential increase in flow resulting from increased intensities from the underlying land uses.

The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 39.42 MGD. The previously committed demand from the development projects in the permitting or the construction stage is 4.384 MGD. Combining these figures with the demand from the proposed land use amendment of 0.258 MGD, the required production would be 44.06 MGD. This is less than the allowable withdrawal limit of 52.55 MGD, thus, the water treatment plants have enough capacity to serve this proposed increase (see Figure 1 attached).

The Broward County's Environmental Protection and Growth Management Department's (EPGMD) Environmental Licensing & Building Permitting Division's licensed capacity for GTL is 48 MGD Annual Average Daily Flow (AADF). The current AADF to the plant is 37.919 MGD. Combining the committed flows for previously approved projects of 4.384 MGD plus the 0.258 MGD net contribution from the project results in a total projected flow of 42.56 MGD. This is less than the permitted treatment plant capacity of 48 MGD, thus, the wastewater treatment plant has enough capacity to serve this project (see Figure 2 attached).

The City of Fort Lauderdale is not responsible for availability of water capacity downstream of the master meter inter-connects nor the availability of sewer capacity upstream of the master meter inter-connects. Availability of local capacity within the City of Wilton Manors municipal boundary shall be evaluated by the City of Wilton Manors.

The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Should you have any questions or require any additional information, please contact me at (954) 828-8126.

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE. FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074
WWW.FORTLAUDERDALE.GOV



CITY OF
FORT LAUDERDALE



Sincerely,

A handwritten signature in black ink, appearing to read "T. Lawrence".

Thomas Lawrence, P.E.
Project Manager II

Enclosures: Figure 1 and Figure 2

cc: Joe Kenney, P.E., Assistant Public Works Director
Tajal Abi-Karam, P.E., Assistant Public Works Director
Omar Castellon, P.E., Chief Engineer
Dennis Girtsgen, P.E., City Engineer
File: Water and Sewer Capacity Letters

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE. FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 338-5777, FAX (954) 338-3374

www.fortlauderdale.gov

Printed on Recycled Paper A small graphic of a recycling symbol.

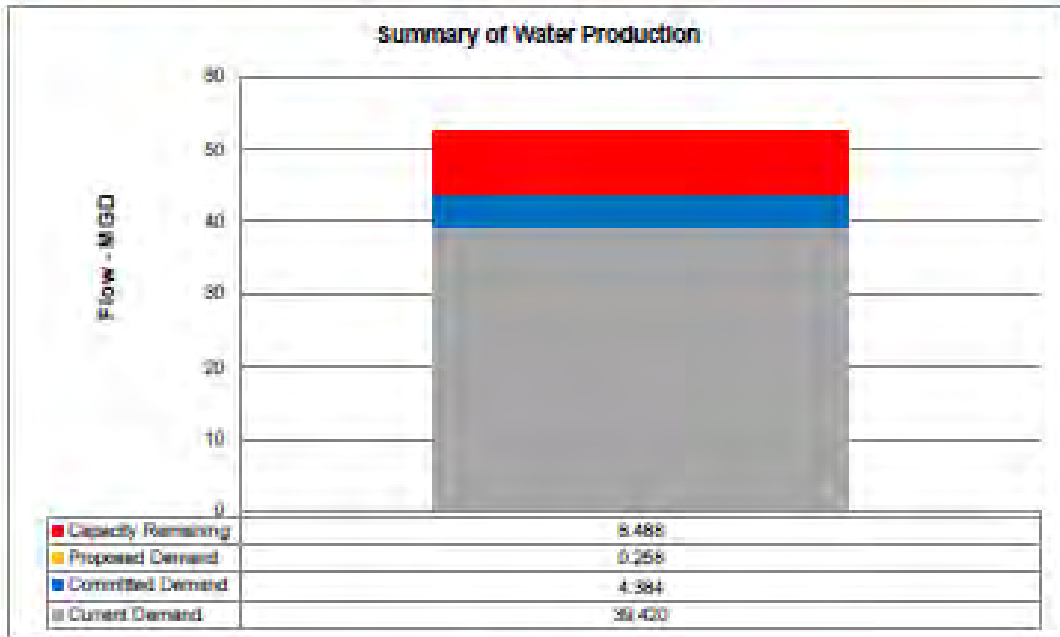


Figure 1

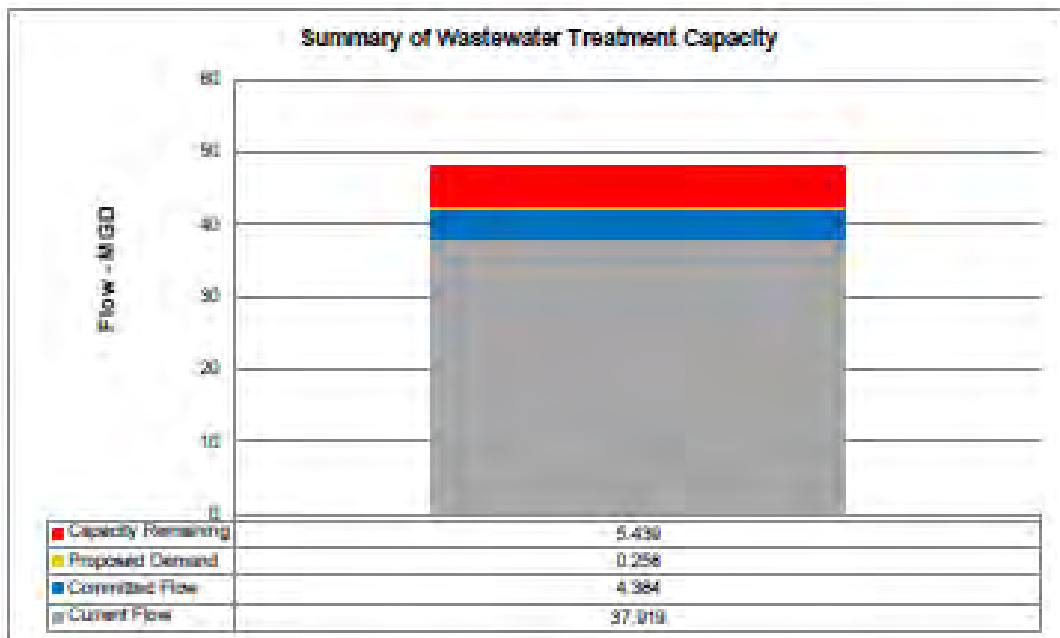


Figure 2



Life's Just Better Here

WILTON MANORS, *Island City*
2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

EMERGENCY MANAGEMENT/UTILITIES

DAVID J. ARCHACKI
(954) 390-2190
FAX: (954) 567-4212

June 18th, 2018

The Mellgren Planning Group
3350 NW 53rd Street, #101
Ft. Lauderdale, FL 33309

Re: Proposed Wilton Manors Transit Oriented Corridor

Dear Sir/Madam,

I hereby verify that the City of Wilton Manors has adequate potable water, sanitary sewer and stormwater drainage capacity for all of the areas highlighted on the location map you provided.

If you have any questions, or require any additional information, please contact me at (954) 390-2190. Thank you.

Sincerely,

David J. Archacki, Director
Emergency Management/Utilities

/s/

Exhibit "G"

Solid Waste Provider Verification

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Jeff Katims

From: Robert Hely <rhely@wtienergy.com>
Sent: Tuesday, April 23, 2019 1:44 PM
To: David Jones; Jeff Katims
Subject: RE: Verification letter

Please accept this email as verification of your proposed development project as it relates to the solid waste anticipated to be generated by this new project. Wheelabrator South Broward has a contract with the City of Wilton Manors and Broward County to Process all of the City's municipal solid waste. Our facility, located at 4400 South State Road 7 in Fort Lauderdale, has ample capacity to process this additional volume, and your project will have no adverse impact to our facility and our processing capabilities. Should you need any ting further , please feel free to contact me.

Bob Hely
Marketplace Manager
Wheelabrator South Broward
rhely@wtienergy.com
(954) 581-6696 x 285

From: David Jones
Sent: Tuesday, April 23, 2019 12:57 PM
To: Jeff Katims <Jeff@floridaplanning.net>; Robert Hely <rhely@wtienergy.com>
Subject: Re: Verification letter

Bob. See attached for Mr. Katims.

Thank you

Sent from my iPhone

On Apr 23, 2019, at 11:14 AM, Jeff Katims <Jeff@floridaplanning.net> wrote:

Mr. Jones,

Our client, the City of Wilton Manors, requests an email response or letter from you stating that there is sufficient disposal capacity to accommodate 11,149 lbs/day of additional solid waste that would be generated by 1,037 apartment units and 48,000 sf of commercial development. This development would be along Oakland Park Boulevard and Andrews Avenue in the City of Wilton Manors. We are required to have this verification before the City can approve the land use plan changes that authorize this development.

Thank you. Please let me know if you have any questions.

Jeff Katims, AICP, CNU-A
Managing Principal
<[image001.jpg](#)>
3350 NW 53rd Street Suite 101
Fort Lauderdale, FL 33309
Phone: 954.475.3070

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Jeff Katims

From: Robert Hely <rhely@wtienergy.com>
Sent: Friday, April 26, 2019 12:11 PM
To: Jeff Katims
Subject: Re: Verification letter

The plant capacity is 831,000 tons per year. We currently process 725,000 tons per year for the Broward County municipalities. There are no planned plant expansions.

Sent from my iPhone

On Apr 26, 2019, at 12:06 PM, Jeff Katims <Jeff@floridaplanning.net> wrote:

Robert, just a reminder that you were going to provide the info identified on the attachment I sent.

Get [Outlook for Android](#)

From: Jeff Katims
Sent: Tuesday, April 23, 2019 4:15:16 PM
To: Robert Hely; David Jones
Subject: RE: Verification letter

Thanks, Robert. Could you kindly provide the following information:

- Permitted Capacity
- Tons Processed Annually
- Life Remaining
- Planned Capacity Improvements, if any

Much appreciated!

Jeff

From: Robert Hely <rhely@wtienergy.com>
Sent: Tuesday, April 23, 2019 1:44 PM
To: David Jones <djones1@wtienergy.com>; Jeff Katims <Jeff@floridaplanning.net>
Subject: RE: Verification letter

Please accept this email as verification of your proposed development project as it relates to the solid waste anticipated to be generated by this new project. Wheelabrator South Broward has a contract with the City of Wilton Manors and Broward County to Process all of the City's municipal solid waste. Our facility, located at 4400 South State Road 7 in Fort Lauderdale, has ample capacity to process this additional volume, and your project will have no adverse impact to our facility and our processing capabilities. Should you need any ting further , please feel free to contact me.

Bob Hely

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "H"

Transit Provider Letter and Map of Transit Routes



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

May 8, 2018

Rebekah G. Brightbill-Dasari, CNU-A
 Community Development Planner
 The Mellgren Planning Group
 3350 NW 53rd Street Suite 101
 Fort Lauderdale, FL 33309

RE: Transit Verification Letter – Proposed Wilton Manors TOC LUPA

Dear Ms. Brightbill-Dasari:

Broward County Transit (BCT) has reviewed your correspondence dated May 1st, 2018 regarding the Proposed Wilton Manors TOC Land Use Plan Amendment (LUPA) located in the City of Wilton Manors for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT Routes 14, 60 and 72. Please refer to the following table for detailed information:


BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 14	Weekday	5:00a – 11:57p	20 Minutes
	Saturday	5:36a – 11:05p	45 Minutes
	Sunday	7:40a – 8:09p	45 Minutes
BCT 60	Weekday	5:10a – 11:34p	20 Minutes
	Saturday	5:20a – 11:23p	30 Minutes
	Sunday	9:05a – 8:28p	50 Minutes
BCT 72	Weekday	5:00a – 12:44p	15 Minutes
	Saturday	5:21a – 12:44p	15 Minutes
	Sunday	7:50a – 10:08p	20 Minutes

Future fixed-route bus improvements are specified for BCT Route 42, 60 and 72 in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Map of BCT Transit Routes



Legend:

 Transit corridors within or abutting the amendment site

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "I"

Public School Impact Application

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida
 Growth Management Section
 Facility Planning and Real Estate Department
 600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, Florida 33301 Phone: 754-321-2177, Fax: 754-321-2179
 www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)? No If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Is proof of Payment attached?

Check No. Online Payment Order No. (if applicable)

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project: Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Zoning Designation		Existing <u>Multiple Residential and Commercial</u>				Proposed <u>New Mixed Use Zoning District</u>		
PERMITTED						PROPOSED		
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family	60	23	3 BR or Less 4 BR or >	37	3 BR or Less 4 BR or >	Single Family	72	3 BR or Less 4 BR or >
Townhouse/ Duplex/ Villa	0	42	1 BR or Less 2 BR 3 BR or >	/	1 BR or Less 2 BR 3 BR or >	Townhouse/ Duplex/ Villa	0	1 BR or Less 2 BR 3 BR or >
Garden Apartment	357	579	1 BR or Less 2 BR 3 BR or >	/	1 BR or Less 2 BR 3 BR or >	Garden Apartment	1,357	1 BR or Less 2 BR 3 BR or >
Mid Rise	/	/	1 BR or Less 2 BR or >	/		Mid Rise	/	1 BR or Less 2 BR or >
High Rise	/	/		/		High Rise	/	
Mobile Home	/	/	2 BR or Less 3 BR or >	/	2 BR or Less 3 BR or >	Mobile Home	/	2 BR or Less 3 BR or >
Total	417	644				Total	1,429	

Does this project include a non-residential development? Yes

If yes, please describe other proposed uses: There are 13.7 acres of community facilities and 69.7 acres of commercial. However this will remain the same in the new land use designation.

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) None.

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
<input type="checkbox"/> Generates less than one student*	<input type="checkbox"/> Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
<input type="checkbox"/> Age restricted to persons 18 and over*	<input type="checkbox"/> Obtained site plan final approval prior to February 1, 2008*	
<input type="checkbox"/> Statutory exemption* <input type="checkbox"/> Applicable Statute*	<input type="checkbox"/> Site plan located within a plat for which school impacts have been satisfied*	
<input type="checkbox"/> Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

* Supporting documentation is required

Signature of Applicant/Agent: 

Date: 7/15/19

Please attach a survey of the project site.
NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicants submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality.
ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2736-2019
County No: PC 20-1
Andrews Avenue/Oakland Park TOC

August 29, 2019



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: August 29, 2019	Units Permitted: 392 Units Proposed: 1,429	Existing Land Use: Commerce, Comm.
Name: Andrews Avenue/Oakland Park TOC	NET CHANGE (UNITS): 1,037	Proposed Land Use: Transit Oriented
SBBC Project Number: SBBC-2736-2019	Students Permitted Proposed NET CHANGE	Current Zoning: Multiple Residential and
County Project Number: PC 20-1	Elem 79 279 200	Proposed Zoning: New Mixed Use Zoning
Municipality Project Number:	Mid 44 161 117	Section: 42
Owner/Developer: City of Wilton Manors	High 48 176 128	Township: 49
Jurisdiction: Wilton Manors	Total 171 616 445	Range: 27,28,34

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Wilton Manors Elementary	615	677	616	-61	-3	91.0%
Sunrise Middle	1,403	1,403	1,358	-45	-2	96.8%
Fort Lauderdale High	2,016	2,218	2,132	-86	-3	96.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Wilton Manors Elementary	624	-53	92.2%	615	615	615	615	615
Sunrise Middle	1,376	-27	98.1%	1,372	1,375	1,366	1,384	1,375
Fort Lauderdale High	2,161	-57	97.4%	2,116	2,136	2,126	2,133	2,096

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	23/24	24/25	25/26	26/27	27/28
Area E - Elementary	13,024	10,689	-2,335	10,788	10,903	11,018	11,133	11,248
Area E - Middle	5,088	4,434	-654	4,558	4,619	4,679	4,740	4,801
Area E - High	7,666	6,867	-799	5,162	5,222	5,282	5,343	5,403

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Academic Solutions Academy - A	250	196	-54	196	196	196
Excelsior Charter Of Broward	466	184	-282	184	184	184
Somerset Village Academy	750	236	-514	236	236	236
Somerset Village Academy Middle	750	149	-601	149	149	149
Suned High	550	336	-214	336	336	336
Sunrise High	550	389	-161	389	389	389

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Wilton Manors Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Sunrise Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Fort Lauderdale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area E	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 117.8-acre site is located on the south side of Oakland Park Boulevard between NE 6th Avenue and Powerline Road in the City of Wilton Manors. The current land use designations for the site are Commerce, Medium (16) Residential, Low (5) Residential, and Community, which allows 72 single family (all four or more bedroom) and 320 garden apartments (all 3 or more bedroom). The applicant proposes to change the land use designation to Activity Center to allow 72 single family (all four or more bedroom) and 1,357 garden apartment (all 3 or more bedroom), which are anticipated to generate 445 additional students (200 elementary, 117 middle, and 128 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2018-19 school year data because the current school year (2019-20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Five-Year Adopted District Educational Facilities Plan (DEFP) FY 2018-19 - 2022-23. However, the statistical data regarding the level of service standard (LOS) status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2018-19 school year were Wilton Manors Elementary, Sunrise Middle, and Fort Lauderdale High. The same schools are serving the site in the 2019-20 school year. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2020-21 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2018-19 - 2022-23. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2018-19 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2018-19 - 2022-23 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "E", the elementary, middle, high schools currently serving Planning Area "E", and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "E" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2736-2019

August 29, 2019

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

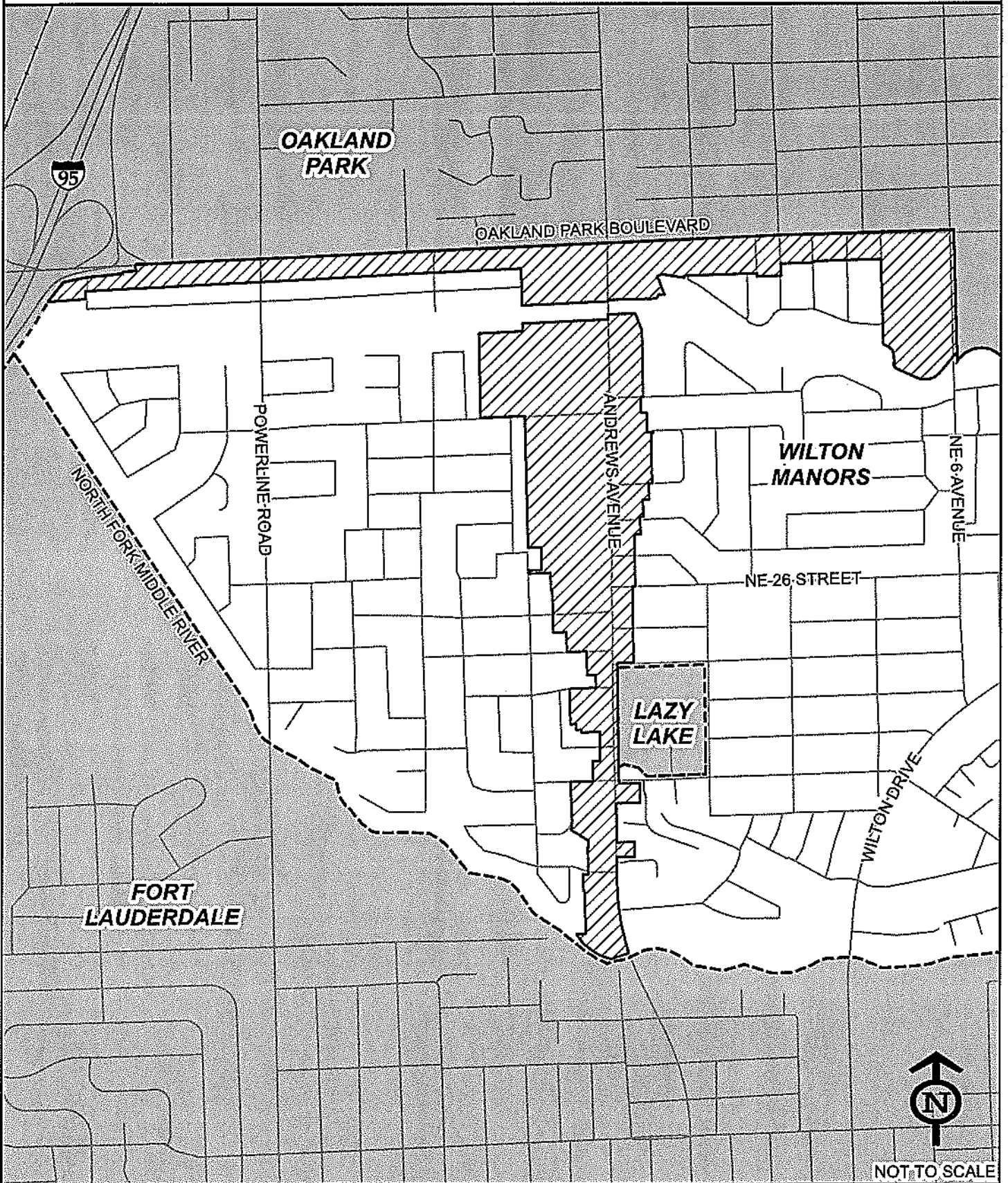
Name

Planner

Title

Amendment PC 20-1

 Site



DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "J"

Historic and Cultural Resources Letter

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

April 26, 2018

Rebekah Brightbill-Dasari
The Mellgren Planning Group
3350 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: 954.475.3070
Email: Rebekah@floridaplanning.net



In response to your inquiry of April 26, 2018, the Florida Master Site File lists no previously recorded cultural or historical resources found in the following section of Broward County:

T 49S R 42E Sections 27, 28, and 34 with a 50 foot buffer as shown on the corresponding map.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink, appearing to read "Cody VanderPloeg".

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • www.flheritage.com/preservation/sitefile
850.245.6440 ph | 850.245.6439 fax | SiteFile@dos.state.fl.us

Exhibit "K"

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Proposed Comprehensive Plan Text Amendment

City of Wilton Manors Future Land Use Element

Proposed Goals, Objectives, and Policies

Objective 12 Transit Oriented Corridor

The Transit Oriented Corridor (TOC) land use category shall facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors designated in the Broward Comprehensive Plan Transportation Element, the Broward County Transit Master Plan—and, the Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan, the Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

[Policies 12.1 and 12.2 moved to Objective 12.1, Transit Oriented Corridor East.]

Policy ~~12.3~~ 12.1

Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed-use project or mixed-use building with the location of residential uses. Exclusively residential buildings, not part of an overall mixed-use project, shall be discouraged unless supporting commercial or offices is located within 1,000 linear feet. The TOC, through implementing regulations or agreements, shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

[Remainder of Policy 12.3 moved to Objective 12.1, Transit Oriented Corridor East.]

Policy ~~12.4~~ 12.2

The designation of land to transit oriented corridor and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places in connection with planned public transit investment.

Policy ~~12.5~~ 12.3

Additional or expanded stand-alone automobile-oriented uses such as: large surface parking lots, gas stations/auto repair/car washes, auto dealers; self/equipment storage; “big box”/warehouse; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC preserving the streetscape and maintaining compliance with design guidelines.

Policy ~~12.6~~ 12.4

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Development within the TOC shall ensure that all parcels of land have sidewalk connections leading to transit stops. Such connections shall be required as part of the land development regulations updated to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the design guidelines.

[Policy 12.7 moved to Objective 12.1, Transit-Oriented Corridor East.]

Policy ~~12.8~~ 12.5

Public plazas, urban open space, or green space / pocket parks uses that are accessible to the public shall be provided as an integrated component within the TOC. The location of green space shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process, and shall be consistent with the land development regulations adopted to implement the TOC land use category and with the design established through the adopted design guidelines.

Policy ~~12.9~~ 12.6

Consistent with the intent of a TOC land use category, design features shall be required within the TOC West that promotes and enhance pedestrian mobility, including connectivity to transit stops and stations. Design elements shall include, but not be limited to the following:

Integrated transit stops with shelter or station (within the TOC area);

Pedestrian and bicycle paths ranging in width from 6 feet to 30 feet (or minimum width consistent with Federal ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements;

Buildings shall front the street with zero or minimal setbacks as required per the land development regulations adopted to implement the TOC land use category;

Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking, and / or reduced parking ratios). The City shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured and other mechanisms for reducing vehicle parking requirements; and

Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.

Policy ~~12.10~~ 12.7

The City shall require, as part of the development review process, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities include, but are not limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags, and food and refreshment vendor areas. All such required amenities shall be consistent with the land development review process and shall be consistent with the land development regulations adopted to implement the TOC land use category.

Policy ~~12.11~~ 12.8

The City shall continue planning for build-out of the TOCs and integration of potential rail transit. Such planning shall include coordinating with Broward County to take advantage of the trafficway road sections provided for in the County's adopted alternative roadway design criteria.

Policy ~~12.12~~ 12.9

Recognizing the goal of the TOC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, ~~also~~ required transportation impact analysis shall consider the modal shift provided through the provision of transit and transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

Policy ~~12.13~~ 12.10

The City will continue to coordinate with all utilities to ensure that adequate water and wastewater facilities are available for future development.

Policy ~~12.14~~ 12.11

The City shall provide monitoring of development activity and enforcement of permitted land use densities and intensities per the interlocal agreement between the City and Broward County and required by BCPC.

Policy ~~12.15~~ 12.12

It is the intent of the City to recognize and respect judicially acknowledged or constitutionally protected private property rights. It is the intent of the City that all ordinances, regulations, and programs adopted pursuant to the TOC must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from the actions of others which would harm their property.

Policy ~~12.16~~ 12.13

The City shall develop strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.

Policy ~~12.17~~ 12.14

Land development regulations shall address transit accessibility in terms of locating bus stop locations to adjacent land uses, and to mitigate parking and other uses from negatively impacting transit and access to non-automotive modes. Criteria for a hierarchy of potential transit stops shall be developed and include the vehicle type intended to serve the facility.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Policy ~~12.18~~ 12.15

Land development regulations shall address internal access, including urban design, building placement and massing, block size, mix of uses, pedestrian circulation, and the provision of short- and long-term bicycle parking so as to promote transit.

Policy ~~12.19~~ 12.16

All transit plans shall be coordinated with ongoing Florida East Coast Corridor (FECC) studies to ensure efficient planning and use of resources. Necessary revisions shall be made to design standards after transit studies are completed and the location of transit stops and infrastructure improvements have been identified.

Policy 12.17 [From Policy 12.3, Paragraph 3]

The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering and vertical integration of residential units with non-residential units. Residential density shall be distributed along the corridor consistent with the land development regulations.

Objective 12.1 Transit Oriented Corridor East

Policy ~~12.1~~ 12.1.1

The City shall maintain the Transit Oriented Corridor East (TOC East) designation located just west of the North Dixie Highway corridor to NE 15th Avenue and from the City limits to the north and the City limits to the south. Redevelopment and development of this area shall be guided with the approved TOC Design Guidelines. Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successor or assigns, to continue the use and enjoyment of their properties consistent with the land uses existing at the time of adoption of the TOC designation.

Policy 12.2

Within the TOC East land use category, the following mix of uses shall be included within the designated land. Residential, Commercial, and Industrial uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

Hotel:	172 rooms
Residential Land Uses:	519 dwelling units*
Commercial Land Uses:	538,200 SF
Industrial Land Uses:	71,600 SF
Rec. & Open Space:	6.9 acres minimum
Transportation:	7.8 acres (FED ROW / Train Station)

<u>* Consisting of:</u>	High Rise:	279 units
	Single Family:	30 units
	Town Home:	44 units
	Garden Apt:	72 dwelling units
	Duplex:	84 units
	Studio:	10 units

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

[Policy 12.3 paragraph 2]

No more than 124 additional residential dwelling units shall be permitted within the TOC during the planning horizon of 2025. However, in the event that additional residential dwelling units are requested before the 2025 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the TOC. In no case shall development proceed before the necessary concurrency requirements have been addressed.

Residential densities shall be provided for as follows:

High Rise:	279 units
Single Family:	30 units
Town Home:	44 units
Garden Apt:	72 dwelling units
Duplex:	84 units
Studio:	10 units

[Policy 12.3 paragraph 3]

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2025 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. The amount of development permitted within the TOC has been calibrated to match the existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities. No more than 124 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supplies are available or necessary upgrades are incorporated into the Capital Improvements Program and Element.

Policy ~~12.7~~12.1.2

Residential development shall be designed to be integrated into to the existing neighborhoods created through the implementation of the TOC East. Compatibility and appropriate transitional design elements will be reviewed at the time of site plan review, consistent with the land development regulations adopted to implement the TOC land use category. Such regulations and review shall ensure that existing industrial uses will not become incompatible with new development and that new development shall provide adequate buffers and site design in light of the existing land uses and continue to protect areas that may be located within a wellfield protection zone. Single-family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted land development regulations.

Objective 12.2 Transit Oriented Corridor West

Policy 12.2.1

The TOC West designation shall apply to 117.8 acres generally located south of Oakland Park Boulevard, east of I-95 and west of NE 6th Avenue; and parcels to the west and east of North Andrews Avenue, south of Oakland Park Boulevard and north of the South Fork of the Middle River.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Redevelopment and development within this area shall be subject to the approved TOC West Design Guidelines.

Within the TOC West land use category, the following mix of uses shall be included within the designated land. Residential, Commercial, and Community shall be the principal uses. In addition, the maximum intensity allowed within the TOC West is indicated below:

<u>Residential Land Uses:</u>	<u>1,429*</u>
<u>Commercial Land Uses:</u>	<u>697,000 SF</u>
<u>Community Land Uses:</u>	<u>185,500 SF</u>

<u>* Consisting of:</u>	<u>Single Family: 72 dwelling units</u>
	<u>Garden Apartments: 1,357 dwelling units</u>

Nonresidential uses shall have a maximum FAR of 5.0. Nonresidential uses within a mixed-use development shall have a minimum FAR of 0.25 unless the City Commission finds that a lesser FAR is necessary to prevent a hardship due to site constraints. Single-family and garden apartment dwelling units may be substituted for dwelling units of another category (ex: townhomes, mid-rise, etc.) provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.

Policy 12.2.2

The land development regulations will be developed in a manner that encourage new residential development within the TOC West to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering and vertical integration of residential units with non-residential units. Residential density shall be distributed along the corridors consistent with the land development regulations.

Policy 12.2.3

New residential development shall be designed to be integrated into to the existing neighborhoods within the TOC West. Compatibility and appropriate transitional design elements will be reviewed at the time of site plan review, consistent with the land development regulations adopted to implement the TOC West land use category.

Policy 12.2.4

The land development regulations shall establish minimum onsite urban open space requirements within the TOC West.

Policy 12.2.5

Redevelopment of riverfront properties should incorporate the river as a component in onsite public open space. Examples include riverside parks, promenades and boat ramps.

Policy 12.2.6

The full width of the Middle River abutting a public riverside open space shall be included in the acreage of such open space within the City's open space inventory.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Policy 12.2.7

Inasmuch as an existing robust public transit system serves the needs of the TOC along Oakland Park Boulevard and Andrews Avenue, the City shall encourage use of the existing transit system within the TOC West, in lieu of the development of an internal transit system.

Policy 12.2.8

Future Trafficways planning shall occur in coordination with Broward County Transit and the Broward Metropolitan Planning Organization.

Policy 12.2.9

The southwest corner of the Andrews Avenue / Oakland Park intersection shall function as an activity node within the TOC.

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "L"

Conditional Recertification Form

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "M"

DEO Transmittal Letter



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

June 19, 2019

Ray Eubanks, Plans Processing Administrator
Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Email: ray.eubanks@deo.myflorida.com

RE: Transmittal of Proposed City of Wilton Manors' Land Use Plan Amendment for Andrews Avenue/Oakland Park Boulevard Corridor

Dear Mr. Eubanks:

In accordance with Florida Statutes Ch. 163.318, the City of Wilton Manors is transmitting a proposed Land Use Plan amendment under the "Proposed Expedited State Review Comprehensive Plan Amendment" process for the City's Andrews Avenue/Oakland Park Boulevard Corridor. The proposed amendment is for multiple properties consisting of 117.8 gross acres which currently has Land Use designations of Commercial, Community Facilities, Low-5 Residential, Low-Medium 10 Residential, and Medium-16 Residential. The proposed land use change is to Transit Oriented Corridor (TOC). The subject properties are generally located along the south side of Oakland Park Boulevard from Interstate 95 east to NE 6 Avenue, south along the west side of NE 6 Avenue to the river and along the east and west sides of North Andrews Avenue south of Oakland Park Boulevard to the Fort Lauderdale city limits approximately 1-2 lots deep within the City of Wilton Manors in Broward County, Florida.

The Planning and Zoning Board, which serves as the Local Planning Agency (LPA), held a public hearing on the item on July 9, 2018. The LPA recommended approval of the amendment. The City Commission authorized transmittal of the proposed amendment through First Reading of the Ordinance on June 11, 2019. The anticipated adoption date is May 2020.

This amendment is not related to an area of Critical State Concern, Rural Land Stewardship, Sector Plans, a Development of Regional Impact, nor a new plan for a newly incorporated municipality.

Enclosed please find one (1) hard copy and two (2) CD copies of the transmittal of the City's Proposed Land Use Plan Amendment for Andrews Avenue/Oakland Park Boulevard Corridor which includes the following items:

1. City of Wilton Manors Staff Report
 - Includes staff's recommendation of approval.

2. Application for Amendment to the Broward County Land Use Plan including the following:
- The proposed Future Land Use designation of the subject parcel.
 - The boundary of the subject property and its location in relation to the surrounding street and thoroughfare network.
 - The present Future Land Use map designations of the subject properties and abutting properties.
 - The existing land use of the subject property and abutting properties.
 - The size of the subject property in acres or fractions thereof.
 - A description of the availability of and the demand on sanitary sewer, solid waste, drainage, potable water and water supply, traffic circulation, schools (if local government has adopted school concurrency), and recreation, as appropriate.
 - Information regarding the consistency of the proposed Land Use Amendments with the Future Land Use element goals, and policies, and those of other affected elements.
 - Copy of text in a strike-through/underline format.

A copy of the complete amendment package, including supporting data and analysis, has been mailed to the Department of Economic Opportunity and the agencies listed in the attached transmittal list on June 19, 2019. If you have any questions or comments, please contact me at (954) 390-2180 or rmoore@wiltonmanors.com.

Sincerely,



Roberta Moore
Community Development Services Director

cc: See Agency Transmittal List

Attachments

Transmittal List

1. Department of Education
Attention: Mark Weigly, Director
Office of Educational Facilities
325 West Gaines Street, Suite 1014
Tallahassee, FL 32399-0400
Email: Mark.Weigly@fldoe.org
2. Department of Environmental Protection
Attention: Plan Review
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, MS 47
Tallahassee, FL 32399
Email: Plan.Review@dep.state.fl.us
3. Department of State
Attention: Robin Jackson, Historic Preservation Planner
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, FL 32399-0250
Email: Robin.Jackson@DOS.MyFlorida.com
4. Department of Transportation, District Four
Attention: Stacy L. Miller-Novello, P.E. Director of Transportation Development
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Email: stacy.miller@dot.state.fl.us
5. South Florida Regional Planning Council
Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, FL 33020
Email: isabelc@sfrpc.com
6. South Florida Water Management District
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit
3301 Gun Club Road, MSC 4223
West Palm Beach, FL 33406
Email: tmanning@sfwmd.gov
7. Broward County Planning Council
Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Email: bblakeboy@broward.org

8. Broward County Board of County Commissioners
Attention: Jo Sesodia, AICP, Director
Broward County Governmental Center
Planning and Development Management Division
115 South Andrews Avenue, Suite 329K
Fort Lauderdale, FL 33301
Email: jsesodia@broward.org
9. City of Lazy Lake
Mayor Evan Anthony
2250 Lazy Lane
Lazy Lake, FL 33305
10. City of Fort Lauderdale
Attention: Ella Parker, AICP, Manager
Urban Design and Planning
100 North Andrews Avenue
Fort Lauderdale, FL 33301
Email: eparker@fortlauderdale.gov
11. City of Oakland Park
Attention: Jennifer M. Frastai, Director
Engineering and Community Development
5399 North Dixie Highway
Oakland Park, FL 33334
Email: Jenniferf@oaklandparkfl.gov



Life's Just Better Here

December 5, 2019

Ray Eubanks, Plans Processing Administrator
Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Email: ray.eubanks@deo.myflorida.com

RE: Extension Request of Land Use Plan Amendment No. 19-02ESR

Dear Mr. Eubanks:

On July 24, 2019, the Department of Economic Opportunity (DEO) issued a letter of no comment regarding Amendment NO. 19-02ESR. In accordance with Florida Statutes Chapter 163.3184(3)(c)1, the City of Wilton Manors is requesting an extension of the statutory requirement to hold its second public hearing within 180 days of the City of Wilton Manors' receipt of the DEO's comments. Broward County has land use control over the municipalities within the County and the City's timeline processing the amendment was delayed while addressing Broward County's comments. The City of Wilton Manors requests an extension for an anticipated adoption date of April 2020.

A copy of this letter has been sent to those agencies that submitted comments. See attached Agency Transmittal List. If you have any questions, please contact me at (954) 390-2180 or rmoore@wiltonmanors.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberta Moore".

Roberta Moore
Community Development Services Director

cc: See Agency Transmittal List

Attachments

Transmittal List

1. Broward County Planning Council
Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Email: bblakeboy@broward.org
2. Broward County Board of County Commissioners
Attention: Jo Sesodia, AICP, Director
Broward County Governmental Center
Planning and Development Management Division
115 South Andrews Avenue, Suite 329K
Fort Lauderdale, FL 33301
Email: jsesodia@broward.org



Life's Just Better Here

March 18, 2020

Ray Eubanks, Plans Processing Administrator
Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120
Email: ray.eubanks@deo.myflorida.com

RE: 2ND Extension Request of Land Use Plan Amendment No. 19-02ESR

Dear Mr. Eubanks:

On July 24, 2019, the Department of Economic Opportunity (DEO) issued a letter of no comment regarding Amendment NO. 19-02ESR. The City of Wilton Manors received a letter from the DEO on December 9, 2019 acknowledging the receipt of the City's extension request with a new extended adoption date of April 30, 2020.

In accordance with Florida Statutes Chapter 163.3184(3)(c)1, the City of Wilton Manors is requesting an additional extension of the statutory requirement to hold its second public hearing within 180 days of the City of Wilton Manors' receipt of the DEO's comments.

Due to the COVID-19 pandemic, public hearings at the municipal level and County level have been suspended. Broward County has land use control over the municipalities within the County. Therefore, the City of Wilton Manors requests an additional extension for an anticipated adoption date of October 2020.

A copy of this letter has been sent to those agencies that submitted comments. See attached Agency Transmittal List. If you have any questions, please contact me at (954) 390-2180 or rmoores@wiltonmanors.com.

Sincerely,

Roberta Moore
Director of Community Development Services

cc: See Agency Transmittal List

Attachments

Transmittal List

1. Broward County Planning Council
Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Email: bblakeboy@broward.org
2. Broward County Board of County Commissioners
Attention: Jo Sesodia, AICP, Director
Broward County Governmental Center
Planning and Development Management Division
115 South Andrews Avenue, Suite 329K
Fort Lauderdale, FL 33301
Email: jsesodia@broward.org

DATA & ANALYSIS PERFORMED CONTAINED IN APPLICATION

Exhibit "N"

Intergovernmental Coordination/Adjacent Municipality Letters and Notices



WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

CITY OF WILTON MANORS NOTICE OF PUBLIC HEARING

On Tuesday, June 11, 2019 at 7:00 p.m. or soon thereafter, the City Commission of the City of Wilton Manors will conduct a public hearing at City Hall Commission Chambers, 2020 Wilton Drive, Wilton Manors, Florida 33305, concerning the following Land Use Plan Amendment application:

Andrews Avenue / Oakland Park Boulevard Corridor Land Use Plan Amendment (LUPA 18-01)

Applicant: City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305

Property Address: Multiple Properties located within the 117.8 acre amendment site, as depicted by the boundary map set forth below.

Jeffrey Katims of The Mellgren Planning Group, Inc., Agent for the property owner, City of Wilton Manors, is requesting a Land Use Plan Amendment for multiple properties located within the 117.8 acre amendment site which currently has Land Use designations of Commercial, Community Facilities, Low-5 Residential, Low-Medium 10 Residential, and Medium-16 Residential. The proposed land use change is to Transit Oriented Corridor (TOC).



The application and any backup materials may be reviewed at the City of Wilton Manors, Community Development Services Department at 2020 Wilton Drive, Wilton Manors, Florida 33305, between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday, excluding legal holidays.

All interested persons are invited to appear and be heard, subject to proper rules of conduct. Persons who cannot appear and be heard are encouraged to submit their written comments. Any person who decides to appeal any decision with respect to this item will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of the proceedings being appealed is made, which includes the testimony and evidence upon which, such, appeal is to be based. The hearing may be continued from time to time as necessary. Two or more city commissioners may be present at the meeting.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 390-2123 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following phone numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Questions concerning the application should be directed to the Community Development Services Department at (954) 390-2180.



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

CITY OF WILTON MANORS
NOTICE OF PUBLIC HEARING

On Tuesday, June 23, 2020 at 7:00 p.m., the City of Wilton Manors' City Commission will be conducting a City Commission meeting utilizing communications media technology ("CMT"), in accordance with Governor Ron DeSantis' Executive Order No. 20-69, dated March 20, 2020, as extended and City of Wilton Manors Emergency Order 2020-05 dated April 24, 2020, related to conducting local government public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19). City Hall building is closed to the public.

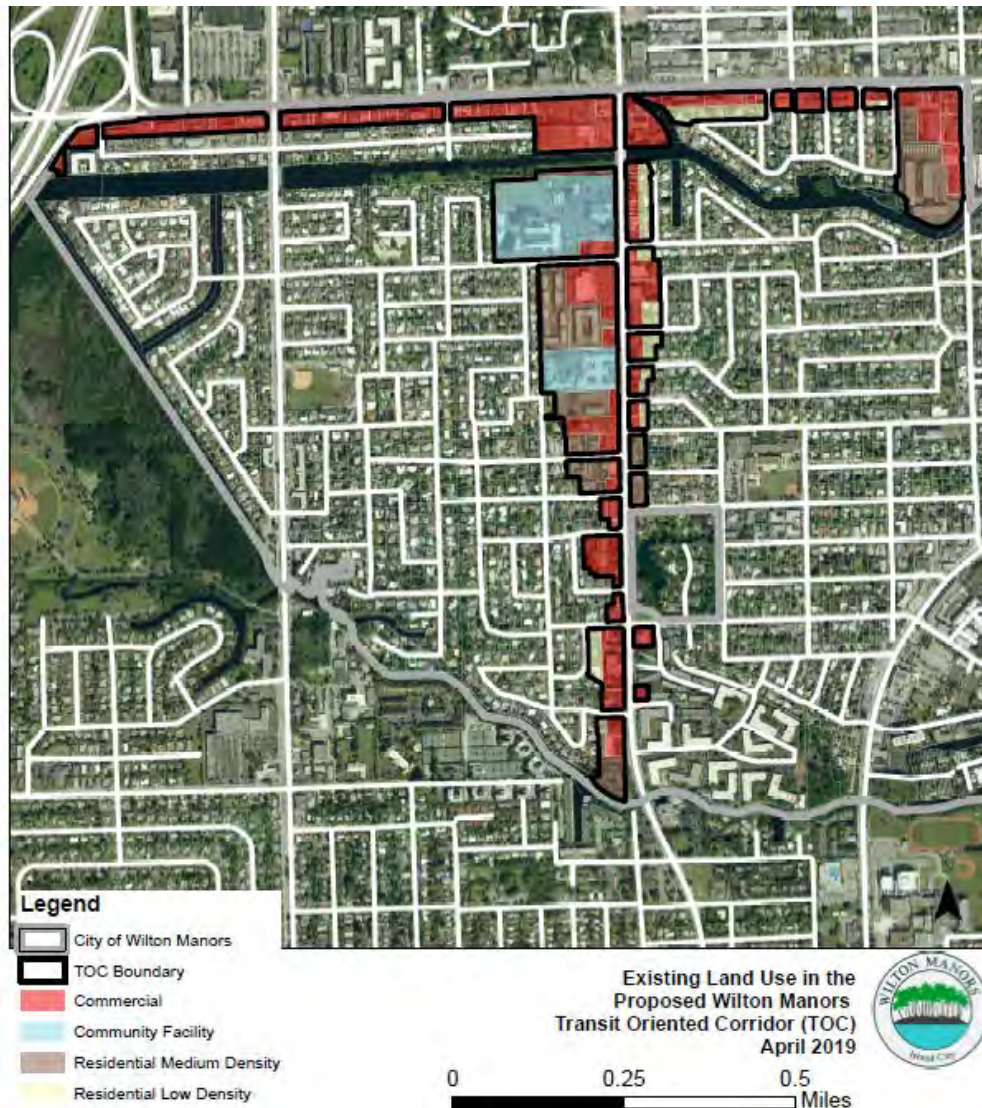
A public hearing concerning the following Land Use Plan Amendment application will be on the agenda:

Andrews Avenue / Oakland Park Boulevard Corridor Land Use Plan Amendment (LUPA 18-01)

Applicant: City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305

Property Address: Multiple Properties located within the 117.8 acre amendment site, as depicted by the boundary map set forth below.

Jeffrey Katims of The Mellgren Planning Group, Inc., Agent for the property owner, City of Wilton Manors, is requesting a Land Use Plan Amendment for multiple properties located within the 117.8 acre amendment site which currently has Land Use designations of Commercial, Community Facilities, Low-5 Residential, Low-Medium 10 Residential, and Medium-16 Residential. The proposed land use change is to Transit Oriented Corridor (TOC).



PUBLIC ACCESS TO THIS VIRTUAL MEETING CAN BE ACCOMPLISHED AS FOLLOWS:

- Join Meeting by live stream Zoom Video Communications (instructions attached to this notice)

Any member of the public wishing to comment publicly on any matter may participate by:

- Submitting Public Comment via email: *PRIOR* to the start of the meeting, submit comments by email to publiccomment@wiltonmanors.com. Please include your name and address in the email. All comments submitted by email comment length shall be, if read orally, three (3) minutes or less. Public Comment received by 6pm prior to the start of the meeting will be read into the record by the Clerk. All other comments submitted by email prior to the start of the meeting shall be made a part of the public record.
- Participating in Meeting: Log-in to Zoom via browser, app or phone. During Public Comment portion of the agenda use Raise Hand feature to be called on. Raise Hand feature can be activated by selecting the icon. If you are on app on phone, icon is on the bottom of your

screen. If you are on a tablet, icon is on the top right of your screen. If you are on a PC or laptop, icon is on the bottom of the screen. If you are calling in to the meeting, Dial *9.

- Delivery of any documents for the commission relating to public comment can be sent to publiccomment@wiltonmanors.com. If received by 6pm prior to the meeting, the document will be provided to the commission and will be made a part of the permanent record. If received after 6pm the documents will be provided to the Commission the next business day.
- If you do not have access, or need accommodations, please contact the Clerk's Office at 954-390-2123.

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-390-2123, not later than two days prior to such proceeding. If a person decides appeal any decision made by the Wilton Manors Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Agenda items may be viewed online at www.wiltonmanors.com. If a member of the public requires additional information about this City Commission Meeting, or has any questions about how to submit public comment for the meeting, or how to access the meeting, please contact Faith Lombardo in the City Clerk's Office, 2020 Wilton Drive, Wilton Manors, FL 33309, 954-390-2123, or CityClerk@wiltonmanors.com.

Options for Viewing and Listening to Virtual Meeting:

- **Through Zoom technology:**

Instructions for Attendees\Participants:

- Please click the link below to join the City Commission Meeting:
<https://wiltonmanors.zoom.us/j/94156867777>
- ***Or Telephone:***
Dial (for higher quality, dial a number based on your current location):
 - US Numbers
 - +1 929 205 6099
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 669 900 6833
 - +1 253 215 8782
 - +1 346 248 7799
- *Webinar ID: 941 5686 7777*